

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: June 24, 2019

Item: Sammons Financial Group, Southwest corner of Mills Civic Parkway and S. 81st Street – Approval of a Preliminary Plat and Site Plan for office development – Sammons Financial Group, LLC – PP-004254-2019/SP-004181-2019

Requested Action: Recommend Approval of Preliminary Plat and Site Plan

Case Advisor: Brian S. Portz, AICP *BP*

Applicant's Request: The applicant, Sammons Financial Group, LLC, is requesting approval of a Preliminary Plat and Site Plan for that approximately 30-acre parcel located at the southwest corner of Mills Civic Parkway and S. 81st Street. The applicant proposes to create one lot for office development. The property is proposed to be developed into a 6 story, 200,000 square foot office building on the site. A future phase would allow for an additional 6-story approximately 150,000 square foot office building; however, no details for development of the future phase is provided in this site plan.

History: The property was annexed into the City in 2005 as a part of the Smith Witmer Mentzer Annexation. A Comprehensive Plan Amendment was approved in 2009 to change the future land use on the property from Single Family Residential to Office. In 2017, the land uses on the property were changed to Community Commercial along the north and Office on the balance of the property. Also, in 2017, the zoning of the property was changed from "Unzoned" to Etzel Properties Plat 2 PUD with an underlying zoning classification of Office and Community Commercial. The Etzel Properties Plat 2 PUD was created for the development of a Fareway store and other commercial and office development. On March 4, 2019, the City Council approved a plat-of-survey of the Sammons property for the transfer of ownership. At their June 17, 2019 meeting, the City Council approved a Comprehensive Plan Amendment to change the land use designation for a portion of the property from Community Commercial back to Office. Also, at that meeting the City Council approved the first reading of an ordinance creating a new PUD (Sammons Financial Group PUD) for the development of the property with all office.

City Council Subcommittee: This item was presented to the Development & Planning City Council Subcommittee at their April 1, 2019 meeting, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

- **Preliminary Plat:** The proposed preliminary plat will create one lot for the development of The Sammons Financial Group office building. As a part of this project, the City will be constructing additional lanes on Mills Civic Parkway, S. 81st Street and Cascade Avenue. In addition, S. 85th Street will be constructed from Mills Civic Parkway to Cascade Avenue.
- **Final Plat:** A final plat will be submitted for the site to combine two existing plat-of-survey parcels (Parcel 17-141 and Parcel 19-11) where the Sammons building will be located. Since the building will be located on a legal parcel of record (Parcel 19-11), construction may begin on the site upon City Council approval and the issuance of the required building permit. The final plat will need to be approved and recorded prior to any occupancy being issued for the building, including temporary occupancy. A condition of approval is recommended requiring the approval and recording of the final plat.
- **Storm Water Management Facility Maintenance Agreement:** Storm Water Management Facility Maintenance Agreements are required for all new site developments or sites that have detention facilities but have not otherwise previously executed the agreement. These agreements allow the City to enter a site to do maintenance and/or repairs on a private detention facility in the event that the facility has not been maintained by the property owner and advises who the City should bill for the maintenance/repair work. The agreement has been provided to the applicant for signature, but the executed agreement has not yet been provided to staff. Staff recommends

that the signed agreement be submitted to the City for recording prior to issuance of a building permit and the required as built be submitted prior to final occupancy of the building.

- **Cross Connection:** The traffic study prepared for the Sammons Financial Group site recommended a cross connection between the Sammons site and the property to the south. The PUD Ordinance for the property indicated that a cross connection between the two properties would be required as recommended by the traffic study. The applicant indicated that they did not want to provide the cross connection. At the June 10, 2019, Plan & Zoning Commission meeting as a part of the Sammons Financial Group PUD Ordinance review, the Commission voted to recommend to the City Council that the cross connection not be required. On June 17, 2019, the City Council voted in agreement with the Plan & Zoning Commission. The Sammons Financial Group PUD language has been amended to remove the requirement for a cross connection between the two PUD parcels. The 2nd and 3rd Reading of the Sammons Financial Group PUD Ordinance is scheduled to be considered by the City Council on July 1, 2019.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use do assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct, or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create one lot and approve a site plan for a 6 story, 200,000 square foot office building, subject to the applicant meeting all City Code requirements and the following:

1. Prior to issuance of a final occupancy permit for the associated building, ground and wall mounted utilities/mechanical units shall be screened from view with landscaping or fencing/walls to staff's satisfaction.

2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any type of occupancy for the building, including temporary occupancy.
3. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed. As part of the maintenance covenant, the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code. The signed agreement shall be submitted to the City for recording prior to issuance of a building permit. The as-built information for the detention facilities which provide storm water management for any property within this plat's area shall be submitted prior to issuance of a final occupancy permit, for any building created with the final plat.
4. Requirement for a cross connection from the applicant's property to the property to the south shall be as provided in the Sammons Financial Group PUD.

Property Owner/Applicant: Sammons Financial Group, LLC
4350 Westown Parkway
West Des Moines, IA 50266

Applicant's Representative: Confluence
525 17th Street
Des Moines, IA 50309
Matt Carlile
mcarlile@thinkconfluence.com

ATTACHMENTS:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Preliminary Plat/Site Plan
Attachment D	-	Architectural Elevations

RESOLUTION NO. PZC- 19-056

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO CREATE ONE LOT AND APPROVE A SITE PLAN FOR A 6 STORY, 200,000 SQUARE FOOT OFFICE BUILDING

WHEREAS, pursuant to the provisions of Title 10 and Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Sammons Financial Group, LLC, has requested approval for a Preliminary Plat (PP-004254-2019) to create one (1) lot and has requested approval of a Site Plan (SP-004181-2019) to allow construction of a 6 story, 200,000 square foot office building and associated site improvements for that approximately 30-acre site located at the southwest corner of Mills Civic Parkway and S. 81st Street;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on June 24, 2019, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat (PP-004254-2019) and for a Site Plan (SP-004181-2019);

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report dated, June 24, 2019, or as amended orally at the Plan and Zoning Commission meeting of June 24, 2019, are adopted.

SECTION 2. Preliminary Plat (PP-004254-2019) to create one (1) lot and Site Plan (SP-004181-2019) for a 6 story, 200,000 square foot office building and associated site improvements, are recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated June 24, 2019, including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on June 24, 2019.

Erica Andersen, Chairperson
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on June 24, 2019, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

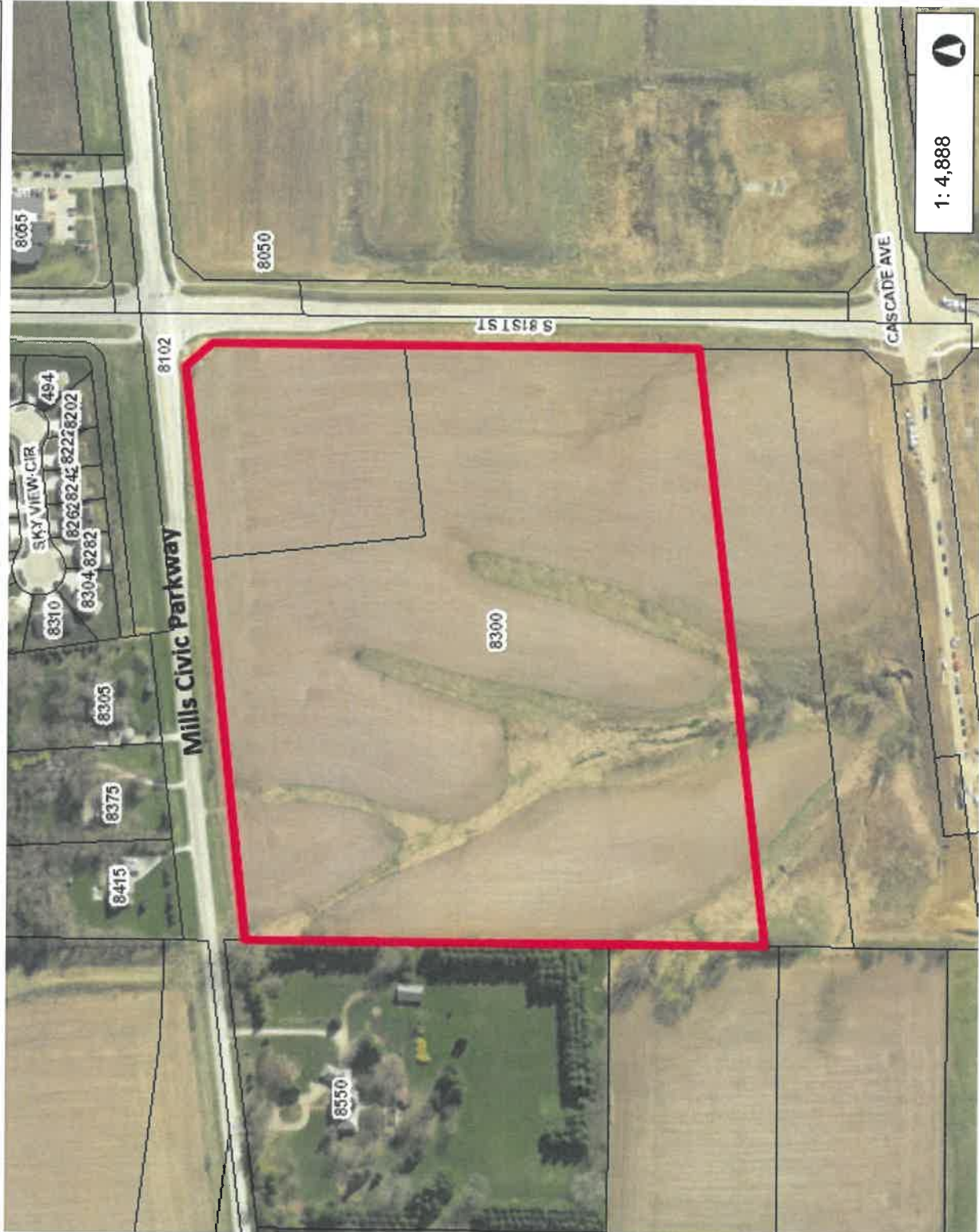
ABSENT:

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. Prior to issuance of a final occupancy permit for the associated building, ground and wall mounted utilities/mechanical units shall be screened from view with landscaping or fencing/walls to staff's satisfaction.
2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any type of occupancy for the building, including temporary occupancy.
3. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed. As part of the maintenance covenant, the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to be signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code. The signed agreement shall be submitted to the City for recording prior to issuance of a building permit. The as-built information for the detention facilities which provide storm water management for any property within this plat's area shall be submitted prior to issuance of a final occupancy permit, for any building created with the final plat.
4. Requirement for a cross connection from the applicant's property to the property to the south shall be as provided in the Sammons Financial Group PUD.



Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

SAMMONS FINANCIAL
GROUP HEADQUARTERS
MILLS CIVIC PARKWAY
WEST DES MOINES / IOWA
CONFLUENCE PROJECT NO: 18315



OWNER/APPLICANT
SAMMONS FINANCIAL GROUP
4350 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

CONTACT
BRENT STRONG
PHONE: 214-696-7865
EMAIL: brent.strong@kdc.com

ZONING AND LAND USE
EXISTING ZONING: COMMUNITY COMMERCIAL & OFFICE
PROPOSED ZONING: SAMMONS FINANCIAL GROUP PUD
EXISTING LAND USE: COMMUNITY COMMERCIAL AND OFFICE
PROPOSED LAND USE: OFFICE

IMPERVIOUS SURFACE CALCULATION
EXISTING IMPERVIOUS 4,980 S.F. (.38% OF TOTAL SITE)
PROPOSED IMPERVIOUS 537,819 S.F. (41.24% OF TOTAL SITE)

SITE SUMMARY
TOTAL SITE AREA: 1,304,352 SF (29.84 ACRES)

PARKING
G.F.A.: 218,139 SF
REQUIRED:
1 STALL PER 275 S.F., G.F.A.
TOTAL: 794 STALLS

PROVIDED:
GENERAL PARKING: 776 STALLS
ACCESSIBLE: 17 STALLS
UNDERGROUND PARKING: 30 STALLS
TOTAL: 823 STALLS

SITE PLAN NOTES

ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
CONTACT BUILDING INSPECTION (515-222-3830) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION (UTILITY SHEET ONLY)
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY (IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1999. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION. (UTILITY SHEET ONLY)
DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA".
ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

MECHANICAL ENGINEER	STRUCTURAL ENGINEER	CIVIL ENGINEER	DESIGN ARCHITECT
BLUESTONE ENGINEERING 9119 NORTHPARK DR JOHNSTON, IA 50131 PH: 515.727.0700 CONTACT: TOM FOLDES	KPFF 604 LOCUST ST STE 202 DES MOINES, IA 50309 PH: 515.279.3900 CONTACT: PAUL TAYLOR	CEC 2400 86TH STREET, UNIT 12 DES MOINES, IA 50322 PH: 515.276.4884 CONTACT: PAUL CLAUSEN	HKS 350 N SAINT PAUL STREET SUITE 100 DALLAS, TEXAS 75201 PH: 1.214.969.5599 CONTACT: KEVIN VANDERSALL
			ARCHITECT OF RECORD
			SVPA 1466 28TH ST STE 200 WEST DES MOINES, IA 50266 PH: 515.327.5990 CONTACT: SARA HERMAN

CONFLUENCE

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
L900	COVER
C001	NOTE SHEET
C100	GEOMETRIC PLAN
C200	NORTH UTILITY PLAN SANITARY SEWER & WATER MAIN
C201	SOUTH UTILITY PLAN SANITARY SEWER & WATER MAIN
C202, C203	NORTHEAST UTILITY PLAN STORM SEWER
C204, C205	SOUTHEAST UTILITY PLAN STORM SEWER
C300	NORTHWEST GRADING PLAN
C301	NORTHEAST GRADING PLAN
C302	SOUTHEAST GRADING PLAN
C303	SOUTHWEST GRADING PLAN
C400	PAVING PLAN
L100	LAYOUT PLAN
L101, L102, L103, L104, L105, L106, L107, L108	LAYOUT PLAN ENLARGEMENT
L200	PLANTING PLAN COVER
L201	PLANTING PLAN
L202	PLANTING PLAN GROUND PLANE TREATMENT
L203, L204, L205, L206, L207, L208	PLANTING PLAN ENLARGEMENTS
L300, L301	SITE DETAILS
L302	PLANTING DETAILS

REVISION SCHEDULE

ISSUE	DATE	DESCRIPTION
01	03/14/2019	SITE PLAN PRELIMINARY PLAT
02	04/13/2019	SITE PLAN PRELIMINARY PLAT
03	05/04/2019	SITE PLAN PRELIMINARY PLAT
04	05/14/2019	

VICINITY SKETCH



ISSUED FOR
SITE PLAN /
PRELIMINARY
PLAT
NOT FOR
CONSTRUCTION



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LANDSCAPE ARCHITECT

CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
PHONE: 515.288.4875
CONTACT:



I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

CHRIS DELLA VEDOVA IOWA REGISTRATION #335 DATE
MY REGISTRATION DATE IS JUNE 30, 2019
SHEETS COVERED BY THIS SEAL: _____

**SAMMONS FINANCIAL
GROUP HEADQUARTERS**
8300 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA

REVISION SCHEDULE		
ISSUE	DATE	DESCRIPTION
01	03/14/2019	SITE PLAN PRELIMINARY PLAT
02	04/12/2019	SITE PLAN PRELIMINARY PLAT
03	05/03/2019	SITE PLAN PRELIMINARY PLAT

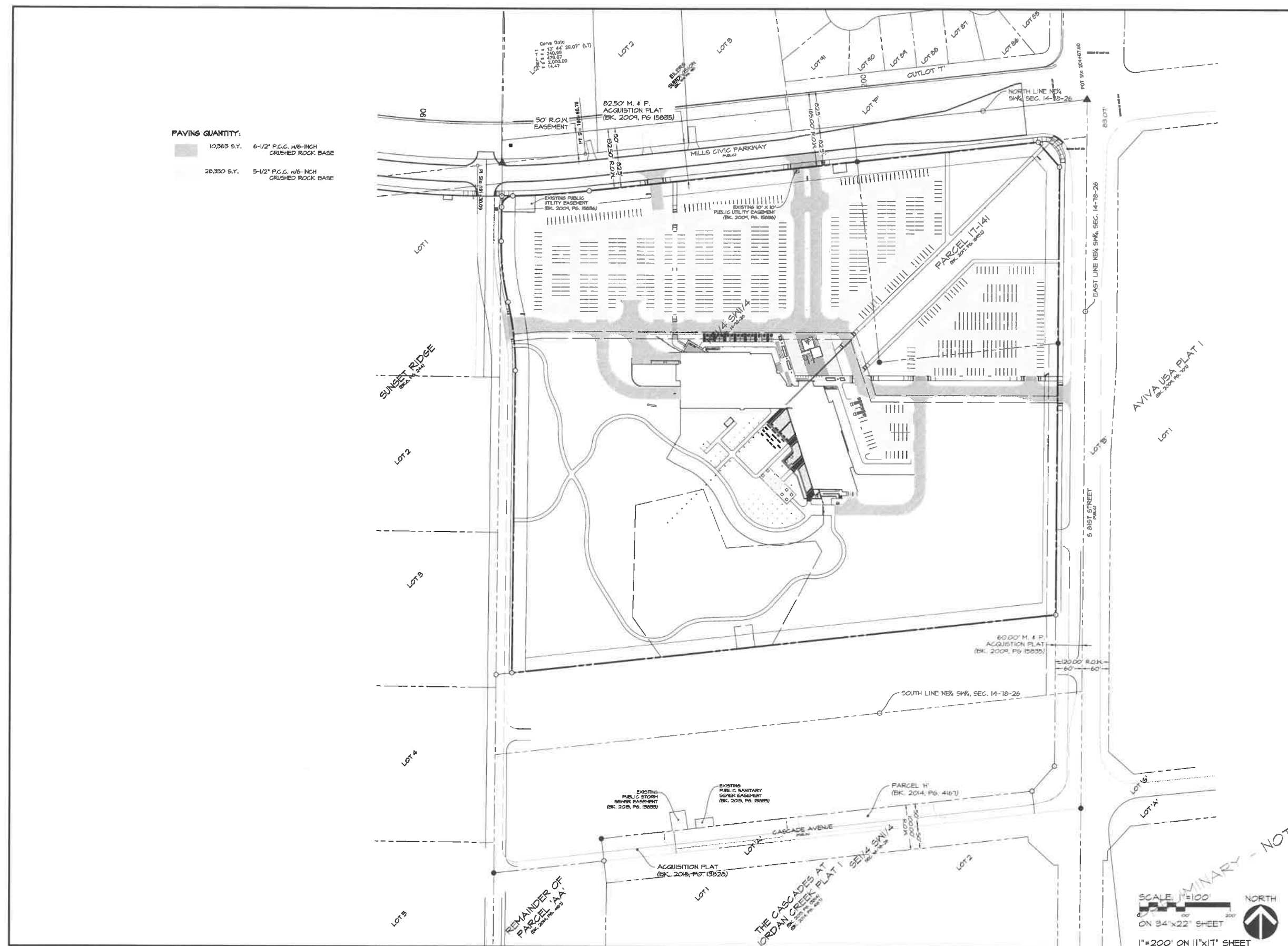
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SITE PLAN /
PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION

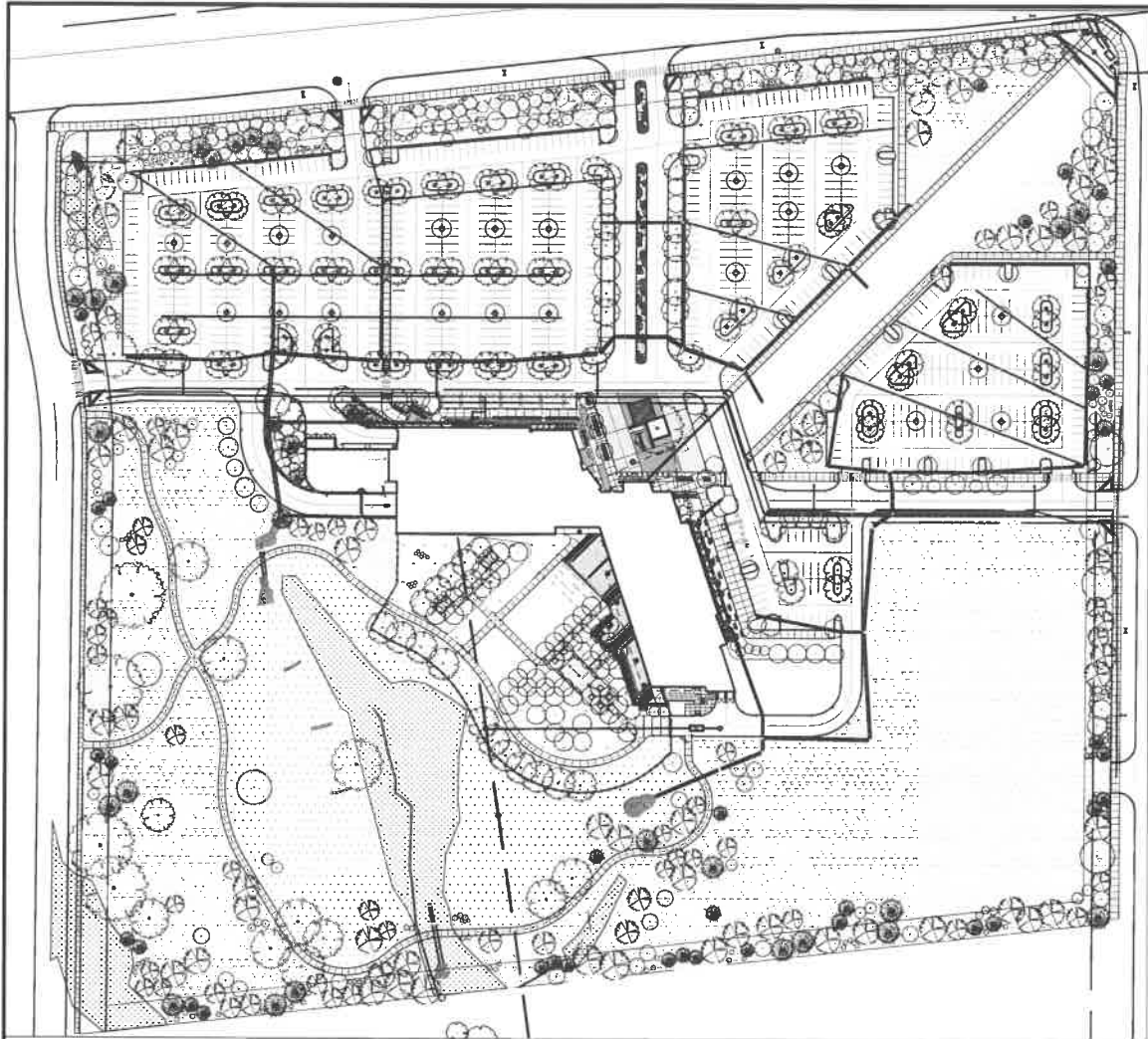
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PAVING PLAN

CONFLUENCE PROJECT NO: 18315

C400





- PLANTING NOTES:**
1. SOO OR SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
 2. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
 3. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
 4. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
 5. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1, OR MOST RECENT EDITION. ROOT DISTRIBUTION SHALL BE UNIFORM THROUGHOUT THE ROOT BALL, AND GROWTH SHALL BE APPROPRIATE FOR THE SPECIES. PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (J ROOTS) SHALL BE REJECTED.
 6. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT, PRIOR TO PLANTING THE CONTRACTOR MUST REMEDY ANY SURFACE AND SUB-SURFACE CONDITIONS THAT DON'T MEET SPECIFICATIONS FOR PLANTING.
 7. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
 - 7.1. SOURCE OF PLANTS: TREES MAY BE OBTAINED FROM THE FOLLOWING OR APPROVED EQUAL:
 - 7.1.1. IOWA NATIVE TREE AND SHRUB
 - 7.1.1.1. (515)-975-3158 1467 269TH PLACE WOODWARD, IOWA 50276
WWW.IOWANATIVE TREESANDSHRUBS.COM
 - 7.1.2. POSSIBILITY PLACE NURSERY 7548 W. (708)534-3988 MONEE-MANHATTAN ROAD MONEE, ILLINOIS 60449
WWW.POSSIBILITYPLACE.COM
 - 7.1.2.2. GREAT PLAINS NURSERY 3074 (402)540-4801 COUNTY ROAD 1 WESTON, NEBRASKA 68070
WWW.GREATPLAINS NURSERY.COM
 - 7.1.3.1. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
 9. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
 10. STAKE ONLY IN THE EVENT THAT THE CONTRACTOR FEELS THAT STAKING IS THE ONLY ALTERNATIVE WAY TO KEEP PARTICULAR TREES PLUMB. THE OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO DETERMINE WHETHER TREES ARE STAKED AS AN ALTERNATIVE WAY TO STABILIZE THE TREE. ALL TREES STAKES SHALL BE REMOVED AFTER ONE FULL GROWING SEASON. TREE GUYING MATERIAL SHALL BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4 INCH WIDE, AND 800 LB. BREAK STRENGTH. COLOR TO BE GREEN. PRODUCT MAY BE OBTAINED BY ARBOREX (DEEP ROOT PARTNERS, LP.) OR APPROVED EQUAL.
 11. AT TIME OF PLANTING CONTRACTOR SHALL IMPLEMENT THE FOLLOWING ROOT BALL SHAVING PRACTICE ON ALL NON-FABRIC CONTAINERIZED PLANTS:
 - 11.1. THE OUTER SURFACES OF ALL PLANTS IN CONTAINERS INCLUDING THE TOP, SIDES AND BOTTOM OF THE ROOT BALL SHALL BE SHAVED TO REMOVE ALL CIRCLING, DESCENDING, AND MATTED ROOTS.
 - 11.2. SHAVING SHALL BE PERFORMED USING SAWS, KNIVES, OR OTHER SUITABLE EQUIPMENT THAT IS CAPABLE OF MAKING CLEAN CUTS ON THE ROOTS.
 - 11.3. SHAVING SHALL REMOVE A MINIMUM OF ONE INCH OF ROOT MAT OR UP TO 2 INCHES AS REQUIRED TO REMOVE ALL ROOT SEGMENTS THAT ARE NOT GROWING REASONABLY RADIAL TO THE TRUNK.
 12. THE CONTRACTOR SHALL APPLY A TREE BARK PROTECTOR TO EACH TREE AND SHALL REMAIN ON THE TREE FOR ONE YEAR.
 13. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ADEQUATE WATERING OF ALL PLANTS FROM THE POINT OF INSTALLATION UNTIL THE WARRANTY PERIOD IS OVER. THE CONTRACTOR SHALL INSTALL 35-GALLON WATERING BAG FOR EACH TREE TO BE MAINTAINED AND USED FOR TREE WATERING DURING THE GROWING SEASON(S) OF THE WARRANTY PERIOD. WATERING BAGS MUST BE REMOVED BY NOVEMBER 1ST. WATERING BAGS SHALL REMAIN THE PROPERTY OF THE OWNER AT THE COMPLETION OF THE WORK. WATERING BAGS MAY BE OBTAINED BY TREGATOR IRRIGATION BAGS (SPECTRUM PRODUCTS, INC., YOUNGVILLE, NC 27596) OR APPROVED EQUAL.
 14. AREAS WITH ANY VEGETATION IN THE LANDSCAPE WILL HAVE 3" OF SHREDDED HARDWOOD MULCH.

PLANTING REQUIREMENTS:

TOTAL SITE AREA: 1,304,052 SF (28.94 ACRES)

25% OPEN SPACE REQUIRED: 325,088 SF

TREES REQUIRED: 328 (3 TREES / 3,000 SF OPEN SPACE)

TREES PROVIDED: 327

NO EXISTING
NEW OVERSTORY: 218
NEW UNDERSTORY: 111
165 EVERGREEN/327 REQUIRED TREES = 51%

SHRUBS REQUIRED: 327 (3 SHRUBS / 3,000 SF OPEN SPACE)

BUFFER ALONG MILLS CIVIC PARKWAY = 1220 LF

TREES REQUIRED: 35 (1 OVERSTORY TREE/ 35 LINEAR FT)

TREES PROVIDED: 135
NO EXISTING
NEW OVERSTORY = 35

TREES REQUIRED: 70 (2 UNDERSTORY TREES/ 35 LINEAR FT)

TREES PROVIDED: 70
NO EXISTING
NEW UNDERSTORY = 70

36 EVERGREEN/105 REQUIRED: 34%

SHRUBS REQUIRED: 210 (3 SHRUBS / 35 LF BUFFER)

SHRUBS PROVIDED: 210 (0 EXISTING, 210 PROPOSED)

PARKING ISLANDS REQUIRED: 40

DOUBLE: 40

PARKING ISLANDS PROVIDED: 48

PARKING PODS REQUIRED: 22

PARKING PODS PROVIDED: 22

PARKING TREES REQUIRED: 107 (2/DOUBLE, 1/SINGLE 1/POD)

PARKING TREES PROVIDED: 107

HATCH LEGEND

EXISTING WETLAND

TYPE 1 SHORT GRASS

TYPE 2 TURF SEED MIX

TYPE 3 NATIVE WETLAND MIX

TYPE 4 PRAIRIE MIX

TYPE 5 SHADE PRAIRIE MIX

TYPE 6 DELOSPERMA 'KELAIDIS' (DK)

TYPE 7 CORNUS CANADENSIS

TYPE 8 MONARDA DIDYMA

TYPE 9 THYMUS SERPHYLLUM (TY)

TYPE 10 DELOSPERMA 'JOHN PROFFITT' (DJ)

TYPE 11 VINCA MINOR

TYPE 12 ECHINACEA PUPUREA 'SENSATION PINK'

TYPE 13 COREOPSIS ROSEA

TYPE 14 MULCH

TREE LEGEND

OVERSTORY TREE

LARGE EVERGREEN TREE

EVERGREEN TREE

UNDERSTORY TREE

SHRUB

PERENNIAL

SAMMONS OVERALL PLANT SCHEDULE CONTINUED

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
GROUND COVERS						
DJ	2613	Delosperma 'John Proffitt'	DELOSPERMA JOHN PROFFITT	#SP4	CONT.	1'-6" TRIANGULAR SPACING
DK	3303	Delosperma 'Kelaids'	DELOSPERMA 'KELAIDS'	#SP4	CONT.	1'-6" TRIANGULAR SPACING
TY	4124	Thymus serpyllum	MOTHER OF THYME	#SP4	CONT.	1'-6" TRIANGULAR SPACING

SEEDING SPECIFICATIONS

SQ.FT.	ACRES	SEED TYPE	NAME	SUPPLIER	SEEDING RATE
SEED MIXES					
481205.62	11.5	TYPE 1 - SHORT GRASS MIX	CARE-FREE TURF GRASS SEED MIX	LA CROSSE SEED	6-8 LBS/1000 SF
113218.58	2.6	TYPE 2 - TURF MIX	LOW MAINTENANCE LAWN MIX	MILLER SEED	DRILLED 1.5 LBS/1000 SF
119597.4	2.75	TYPE 3 - NATIVE WETLAND MIX	WETLAND PRAIRIE MIX	MILLER SEED	15 LBS / ACRE
18175.71	.44	TYPE 4 - PRAIRIE MIX	NATIVE WILDFLOWERS & POLLINATOR MIX MIDWEST MIX	LA CROSSE SEED	33 LBS/ACRE
6248.27	.14	TYPE 5 - SHADE PRAIRIE MIX	NATIVE WILDFLOWERS & POLLINATOR MIX SHADE MIX	LA CROSSE SEED	33 LBS/ACRE

SAMMONS OVERALL PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
CT	4	Catalpa speciosa	NORTHERN CATALPA	2" CAL.	B&B	SPECIMEN QUALITY
CL	7	Cladonia canescens	COMMON HACKBERRY	2" CAL.	B&B	SPECIMEN QUALITY
CK	10	Cladonia kermesina	YELLOWWOOD	2" CAL.	B&B	SPECIMEN QUALITY
CO	5	Corylus columa	TURKISH FILBERT	2" CAL.	B&B	SPECIMEN QUALITY
FS	2	Fagus grandifolia	AMERICAN BEECH	2" CAL.	B&B	SPECIMEN QUALITY
NS	40	Nyssa sylvatica	BLACK TUPELO	2" CAL.	B&B	SPECIMEN QUALITY
PL	4	Plantus occidentalis	AMERICAN SYCAMORE	2" CAL.	B&B	SPECIMEN QUALITY
QB	4	Quercus bicolor	SWAMP WHITE OAK	2" CAL.	B&B	SPECIMEN QUALITY
QM	5	Quercus macrocarpa	BUR OAK	2" CAL.	B&B	SPECIMEN QUALITY
QR	3	Quercus rubra	RED OAK	2" CAL.	B&B	SPECIMEN QUALITY
TA	22	Tilia americana	AMERICAN LINDEN	2" CAL.	B&B	SPECIMEN QUALITY
TC	26	Tilia cordata	LITTLE-LEAF-LINDEN	2" CAL.	B&B	SPECIMEN QUALITY
UNDERSTORY TREES						
AC	35	Amelanchier canadensis	SHADBLOW SERVICEBERRY	1 1/2" CAL.	B&B	CLUMP FORM
AG	11	Acer griseum	PAPERBARK MAPLE	1 1/2" CAL.	B&B	
AE	7	Aesculus glabra	OHIO BUCKEYE	1 1/2" CAL.	B&B	
CC	34	Cercis canadensis	EASTERN REDBUD	1 1/2" CAL.	B&B	CLUMP FORM
CH	3	Chionanthus retusus	CHINESE FRINGE TREE	1 1/2" CAL.	B&B	
CR	13	Cornus kousa	KOUSA DOGWOOD	1 1/2" CAL.	B&B	
CV	28	Crataegus viridis 'Winter King'	GREEN HAWTHORN	1 1/2" CAL.	B&B	
MO	7	Magnolia soulangeana	SAUCER MAGNOLIA	1 1/2" CAL.	B&B	
MS	2	Magnolia stellata	STAR MAGNOLIA	1 1/2" CAL.	B&B	
OV	49	Ostrya virginiana	EASTERN HOP HORNBEAM	1 1/2" CAL.	B&B	
PR	4	Prunus americana	WILD PLUM	1 1/2" CAL.	B&B	
SR	13	Syringa reticulata	JAPANESE TREE LILAC	1 1/2" CAL.	B&B	
EVERGREEN TREES						
AB	17	Abies balsamea	BALSAM FIR	6" HT	B&B	AS SHOWN ON PLAN
AS	7	Abies concolor	WHITE FIR	6" HT	B&B	AS SHOWN ON PLAN
JV	6	Juniperus virginiana	RED CEDAR	6" HT	B&B	AS SHOWN ON PLAN
LL	13	Larix laricina	LARCH / TAMARACK	6" HT	B&B	AS SHOWN ON PLAN
PA	16	Picea abies	NORWAY SPRUCE	6" HT	B&B	AS SHOWN ON PLAN
PG	18	Picea glauca	WHITE SPRUCE	6" HT	B&B	AS SHOWN ON PLAN
PI	11	Picea omorika	SERBIAN SPRUCE	6" HT	B&B	AS SHOWN ON PLAN
PN	26	Pinus burgensis	LACEBARK PINE	6" HT	B&B	AS SHOWN ON PLAN
PN	26	Pinus nigra	AUSTRIAN PINE	6" HT	B&B	AS SHOWN ON PLAN
PP	17	Pinus ponderosa	PONDEROSA PINE	6" HT	B&B	AS SHOWN ON PLAN
PS	20	Pinus sylvestris	SCOTCH PINE	6" HT	B&B	AS SHOWN ON PLAN
PT	9	Pinus strobus	EASTERN WHITE PINE	6" HT	B&B	AS SHOWN ON PLAN
PV	24	Pinus virginiana	WATER'S GOLDEN PINE / VIRGINIA PINE	6" HT	B&B	AS SHOWN ON PLAN
TD	4	Taxodium distichum	BALD CYPRESS	6" HT	B&B	AS SHOWN ON PLAN
TG	3	Tsuga canadensis	CANADIAN HEMLOCK	6" HT	B&B	AS SHOWN ON PLAN
DECIDUOUS SHRUBS						
AP	3	Aesculus parviflora	BOTTLEBUSH BUCKEYE	#3	CONT.	12'-0" O.C.
AH	12	Amorpha canescens	LEAD PLANT	#3	CONT.	2'-8" O.C.
AM	5	Aronia melanocarpa var. elata	BLACK CHOKEBERRY	#3	CONT.	5'-0" O.C.
CX	9	Caryopteris x clandonensis 'Longwood Blue'	BLUEBEARD	#3	CONT.	4'-0" O.C.
CA	7	Clethra alnifolia	SWEET PEPPERBUSH	#3	CONT.	6'-0" O.C.
CE	31	Ceanothus americanus	NEW JERSEY TEA SHRUB	#3	CONT.	5'-0" O.C.
CU	7	Cephalanthus occidentalis	BUTTONBUSH	#3	CONT.	8'-0" O.C.
CG	17	Cotinus coggygria 'Royal Purple'	SMOKEBUSH / SMOKETREE	#3	CONT.	12'-0" O.C.
DP	26	Dicra palustris	LEATHERWOOD	#3	CONT.	8'-0" O.C.
FO	6	Fothergilla gardenii	DWARF FOTHERGILLA	#3	CONT.	4'-0" O.C.
FI	58	Forsythia x intermedia 'Cordula'	BORDER FORSYTHIA	#3	CONT.	2'-5" O.C.
HV	39	Hamelis virginiana	COMMON WITCH HAZEL	#3	CONT.	20'-0" O.C.
HA	30	Hydrangea arborescens 'Annabelle'	SMOOTH HYDRANGEA	#3	CONT.	6'-0" O.C.
HAI	19	Hydrangea macrophylla 'Spice'	BIGLEAF HYDRANGEA	#3	CONT.	5'-0" O.C.
HQ	9	Hydrangea quercifolia	OAKLEAF HYDRANGEA	#3	CONT.	8'-0" O.C.
IV	2	Ilex verticillata 'Jim Dandy'	WINTERBERRY	#3	CONT.	8'-0" O.C.
LN	26	Lagerstroemia 'Natchez'	CREPE MYRTLE	#3	CONT.	21'-0" O.C.
LB	9	Lindea benzoin	SPICEBUSH	#3	CONT.	12'-0" O.C.
MP	12	Myrica peruviana	BAYBERRY	#3	CONT.	10'-0" O.C.
PO	13	Physocarpus opulifolius 'Center Glow'	NINEBARK	#3	CONT.	8'-0" O.C.
SA	4	Symphoricarpos alba	SNOWBERRY	#3	CONT.	6'-0" O.C.
SO	3	Symphoricarpos orbiculatus	CORALBERRY	#3	CONT.	8'-0" O.C.
SM	7	Syringa meyeri 'Palibin'	LILAC	#3	CONT.	7'-0" O.C.
SV	11	Syringa vulgaris 'Sensation'	COMMON LILAC	#3	CONT.	12'-0" O.C.
VC	33	Viburnum carlesii	KOREANSPICE VIBURNUM	#3	CONT.	7'-0" O.C.
VD	34	Viburnum dentatum 'Christom' -Blue Muffin	ARROWWOOD VIBURNUM	#3	CONT.	4'-0" O.C.
EVERGREEN SHRUBS						
CP	28	Chamaecyparis pisifera 'Filifera Aurea'	JAPANESE FALSECYPRESS	#3	CONT.	7'-0" O.C.
PD	17	Pinus densiflora 'Umbraecliffers'	RED CEDAR	#3	CONT.	25'-0" O.C.
RB	15	Rhododendron 'Bubbaqueum'	RHODODENDRON AGLO BUBBLEGUM	#3	CONT.	3'-0" O.C.
RC	8	Rhododendron Catawbiense 'Roseum Elegans'	RHODODENDRON 'ROSEUM ELEGANS'	#3	CONT.	8'-0" O.C.
RH	33	Rhododendron PJM	RHODODENDRON PJM	#3	CONT.	7'-0" O.C.
PERENNIALS						
AZ	16	Acconitum camichaelii	AZURE MONKSHOOD	#SP4	CONT.	1'-6" TRIANGULAR SPACING
OO	93	Allium 'Millennium'	ORNAMENTAL ONION	#SP4	CONT.	1'-6" TRIANGULAR SPACING
AQ	67	Aquilegia canadensis	COLUMBINE	#SP4	CONT.	1'-6" TRIANGULAR SPACING
AD	35	Arnus diolus	GOAT'S BEARD	#SP4	CONT.	1'-6" TRIANGULAR SPACING
BR	33	Astilbe 'Burgunderrot'	ASTILBE BURGANDY RED	#SP4	CONT.	1'-6" TRIANGULAR SPACING
AF	19	Astilbe 'Federsee'	ASTILBE FEATHER LAKE	#SP4	CONT.	1'-6" TRIANGULAR SPACING
AR	9	Astilbe 'Rheinland'	ASTILBE RHEINLAND	#SP4	CONT.	1'-6" TRIANGULAR SPACING
AT	25	Asclepias tuberosa	BUTTERFLY MILKWEED	#SP4	CONT.	1'-6" TRIANGULAR SPACING
BV	31	Baptisia x varicolor 'Twilight'	BLUE FALSE INDIGO	#SP4	CONT.	1'-6" TRIANGULAR SPACING
BL	20	Caryopteris x clandonensis 'Dark Knight'	BLUEBEARD	#SP4	CONT.	1'-6" TRIANGULAR SPACING
MR	18	Coreopsis 'Mercury Rising'	COREOPSIS	#SP4	CONT.	1'-6" TRIANGULAR SPACING
TS	157	Coreopsis rosea	TICKSEED	#SP4	CONT.	1'-6" TRIANGULAR SPACING
FX	22	Digitalis purpurea	COMMON FOXGLOVE	#SP4	CONT.	1'-6" TRIANGULAR SPACING
EP	139	Echinacea purpurea 'Sensation Pink'	SENSATION PINK CONEFLOWER	#SP4	CONT.	1'-6" TRIANGULAR SPACING
SH	40	Eryngium planum	SEAHOLLY	#SP4	CONT.	1'-6" TRIANGULAR SPACING
GG	27	Gallardia z grandiflora	BLANKET FLOWER	#SP4	CONT.	1'-6" TRIANGULAR SPACING
HC	10	Heuchera 'Caramel'	CORAL BELLS 'CARAMEL'	#SP4	CONT.	1'-6" TRIANGULAR SPACING
HO	15	Heuchera 'Obsidian'	CORAL BELLS	#SP4	CONT.	1'-6" TRIANGULAR SPACING
HP	6	Hosta 'Pineapple Upside Down Cake'	HOSTA PINEAPPLE UPSIDE DOWN CAKE	#SP4	CONT.	1'-6" TRIANGULAR SPACING
EW	7	Hosta 'Empress Wu'	HOSTA EMPRESS WU	#SP4	CONT.	1'-6" TRIANGULAR SPACING
LS	2	Lamprocarpos spectabilis	BLEEDING HEART	#SP4	CONT.	1'-6" TRIANGULAR SPACING
LP	17	Ligularia 'The Rocket'	LEOPARD PLANT	#SP4	CONT.	1'-6" TRIANGULAR SPACING
LC	6	Lychnis coronaria	CATCHFLY	#SP4	CONT.	1'-6" TRIANGULAR SPACING
MD	152	Monarda didyma	BEE BALM	#SP8	CONT.	1'-6" TRIANGULAR SPACING
BT	31	Penstemon diffralis	BEARDTOUNGE	#SP4	CONT.	1'-6" TRIANGULAR SPACING
RS	20	Pervoskia atriplicifolia	RUSSIAN SAGE	#SP4	CONT.	1'-6" TRIANGULAR SPACING
SS	36	Salvia x sylvestris 'Mainacht' May Night	MAY NIGHT SALVIA	#SP4	CONT.	1'-6" TRIANGULAR SPACING
SB	11	Silene byzantina	LAMB'S EAR	#SP4	CONT.	1'-6" TRIANGULAR SPACING
VL	3	Veronica longifolia 'Marineta'	VERONICA	#SP4	CONT.	1'-6" TRIANGULAR SPACING
BULBS						
SC	44	Crocus tigris 'Giant'	SNOW CROCUS	BULB	BARE	1'-3" O.C.
RG	44	Crocus tigris 'Ruby Giant'	SNOW CROCUS	BULB	BARE	1'-3" O.C.
CF	55	Crocus sieverii subsp. Albus 'Firefly'	SIEBER'S CROCUS	BULB	BARE	1'-3" O.C.
DC	55	Crocus vernus	DUTCH CROCUS	BULB	BARE	1'-3" O.C.
MV	175	Mertensia virginica	VIRGINIA BLUEBELLS	BULB	BARE	1'-3" O.C.
NC	44	Narcissus	DAFFODIL	BULB	BARE	1'-3" O.C.

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LANDSCAPE ARCHITECT

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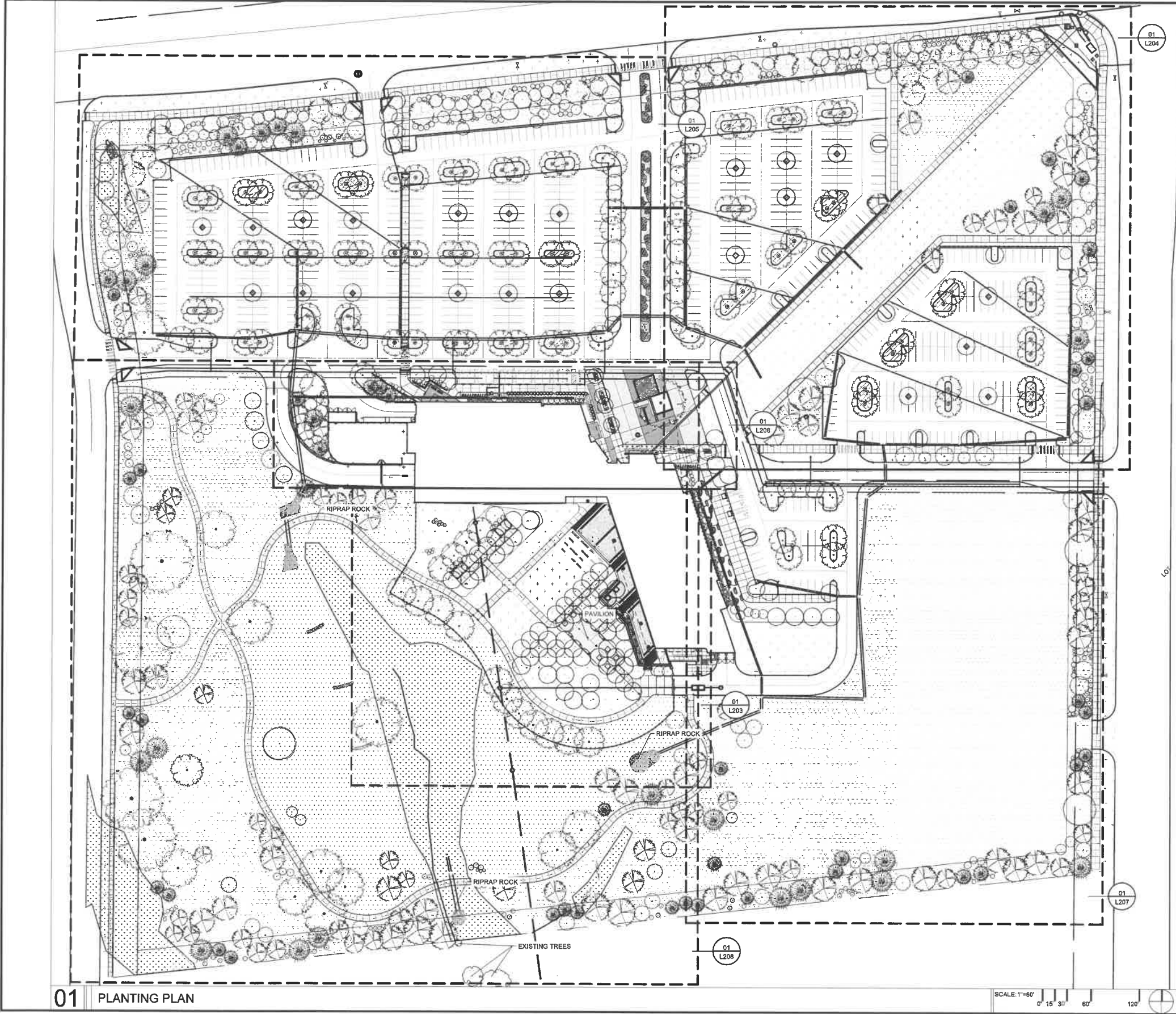
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ARCHITECT OF RECORD



PLANTING REQUIREMENTS:

TOTAL SITE AREA: 1,304,052 SF (29.94 ACRES)

25% OPEN SPACE REQUIRED: 326,086 SF

TREES REQUIRED: 327 (3 TREES / 3,000 SF OPEN SPACE)
TREES PROVIDED: 327
NO EXISTING
NEW OVERSTORY: 218
NEW UNDERSTORY: 109

165 EVERGREEN/327 REQUIRED TREES= 51%

SHRUBS REQUIRED: 327 (3 SHRUBS / 3,000 SF OPEN SPACE)

BUFFER ALONG MILLS CIVIC PARKWAY= 1220 LF

TREES REQUIRED: 35 (1 OVERSTORY TREE/ 35 LINEAR FT)
TREES PROVIDED: 135
NO EXISTING
NEW OVERSTORY = 35

TREES REQUIRED: 70 (2 UNDERSTORY TREES/ 35 LINEAR FT)
TREES PROVIDED: 70
NO EXISTING
NEW UNDERSTORY = 70

30 EVERGREEN/105 REQUIRED: 34%

SHRUBS REQUIRED: 210 (6 SHRUBS / 35 LF BUFFER)
SHRUBS PROVIDED: 210 (0 EXISTING, 210 PROPOSED)

PARKING ISLANDS REQUIRED: 40
DOUBLE: 40
SINGLE: 5
PARKING ISLANDS PROVIDED: 45
PARKING PODS REQUIRED: 22
PARKING PODS PROVIDED: 22
PARKING TREES REQUIRED: 107 (2/DOUBLE, 1/SINGLE 1/POD)
PARKING TREES PROVIDED: 107

- TREE LEGEND
- OVERSTORY TREE
 - LARGE EVERGREEN TREE
 - EVERGREEN TREE
 - UNDERSTORY TREE
 - SHRUB
 - PERENNIAL

- HATCH LEGEND
- EXISTING WETLAND
 - TYPE 1 SHORT GRASS
 - TYPE 2 TURF SEED MIX
 - TYPE 3 NATIVE WETLAND MIX
 - TYPE 4 PRAIRIE MIX
 - TYPE 5 SHADE PRAIRIE MIX
 - TYPE 6 DELOSPERMA 'KELAIDIS' (DK)
 - TYPE 7 CORNUS CANADENSIS
 - TYPE 8 MONARDA DIDYMA
 - TYPE 9 THYMUS SERPHYLLUM (TY)
 - TYPE 10 DELOSPERMA 'JOHN PROFFITT' (DJ)
 - TYPE 11 VINCA MINOR
 - TYPE 12 ECHINACEA PURPUREA 'SENSATION PINK'
 - TYPE 13 COREOPSIS ROSEA
 - TYPE 14 MULCH

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SAMMONS FINANCIAL
GROUP HEADQUARTERS
WEST DES MOINES / IOWA

REVISION SCHEDULE

ISSUE	DATE	DESCRIPTION
01	03/14/2015	SITE PLAN PRELIMINARY PLAT
02	04/13/2016	SITE PLAN PRELIMINARY PLAT
03	05/24/2018	SITE PLAN PRELIMINARY PLAT

ISSUED FOR
SITE PLAN /
PRELIMINARY
PLAT

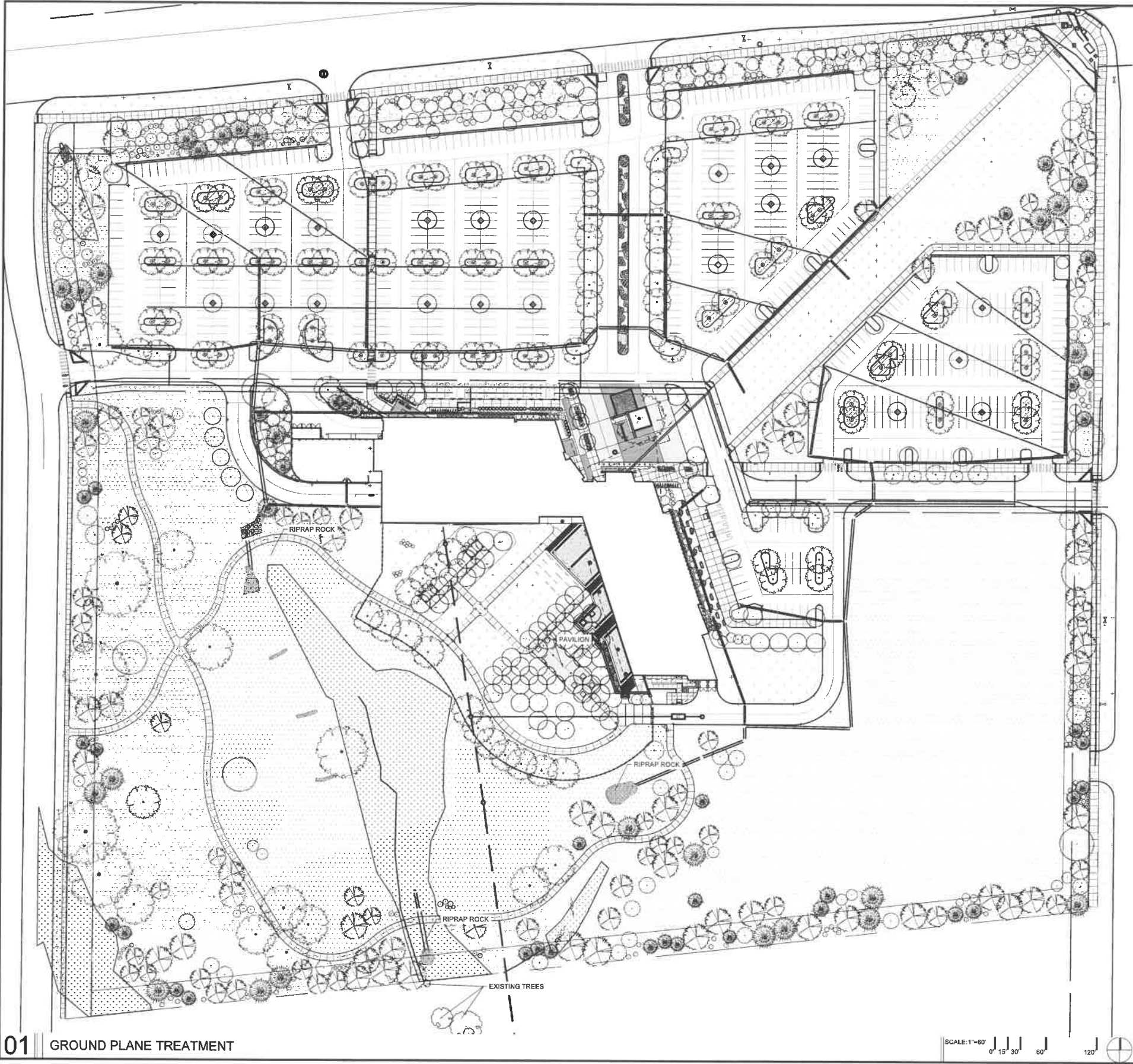
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PLANTING PLAN

CONFLUENCE PROJECT NO: 18315

L201



- HATCH LEGEND**
- EXISTING WETLAND
 - TYPE 1 SHORT GRASS
 - TYPE 2 TURF SEED MIX
 - TYPE 3 NATIVE WETLAND MIX
 - TYPE 4 PRAIRIE MIX
 - TYPE 5 SHADE PRAIRIE MIX
 - TYPE 6 DELOSPERMA 'KELAIDIS' (DK)
 - TYPE 7 CORNUS CANADENSIS
 - TYPE 8 MONARDA DIDYMA
 - TYPE 9 THYMUS SERPHYLLUM (TY)
 - TYPE 10 DELOSPERMA 'JOHN PROFFITT' (DJ)
 - TYPE 11 VINCA MINOR
 - TYPE 12 ECHINACEA PUPUREA 'SENSATION PINK'
 - TYPE 13 COREOPSIS ROSEA
 - TYPE 14 MULCH

SAMMONS L202 PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
GROUND COVER						
DJ	1635	Delosperma 'John Proffitt'	DELOSPERMA JOHN PROFFITT	#SP4	CONT.	1'-6" TRIANGULAR SPACING
DK	2187	Delosperma 'Kelaidis'	DELOSPERMA 'KELAIDIS'	#SP4	CONT.	1'-6" TRIANGULAR SPACING
TY	2183	Thymus serpyllum	MOTHER OF THYME	#SP4	CONT.	1'-6" TRIANGULAR SPACING
SEEDING SPECIFICATIONS						
SQ.FT.	ACRES	SEED TYPE	NAME	SUPPLIER	SEEDING RATE	
SEED MIXES						
481206.62	11.5	TYPE 1 - SHORT GRASS MIX	CARE-FREE TURF GRASS SEED MIX	LA CROSSE SEED	6-8LBS/1000 SF	
113219.59	2.6	TYPE 2 - TURF MIX	LOW MAINTENANCE LAWN MIX	MILLER SEED	DRILLED 1.5LBS/1000SF	
119597.4	2.75	TYPE 3 - NATIVE WETLAND MIX	WETLAND PRAIRIE MIX	MILLER SEED	15 LBS / ACRE	
19175.71	.44	TYPE 4 - PRAIRIE MIX	NATIVE WILDFLOWERS & POLLINATOR MIX MIDWEST MIX	LA CROSSE SEED	33 LBS/ACRE	
6248.27	.14	TYPE 5- SHADE PRAIRIE MIX	NATIVE WILDFLOWERS & POLLINATOR MIX SHADE MIX	LA CROSSE SEED	33 LBS/ACRE	

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SAMMONS FINANCIAL
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WEST DES MOINES / IOWA

REVISION SCHEDULE

ISSUE	DATE	DESCRIPTION
01	03/14/2019	SITE PLAN/ PRELIMINARY PLAT
02	04/12/2019	SITE PLAN/ PRELIMINARY PLAT
03	05/02/2019	SITE PLAN/ PRELIMINARY PLAT

ISSUED FOR
SITE PLAN /
PRELIMINARY
PLAT

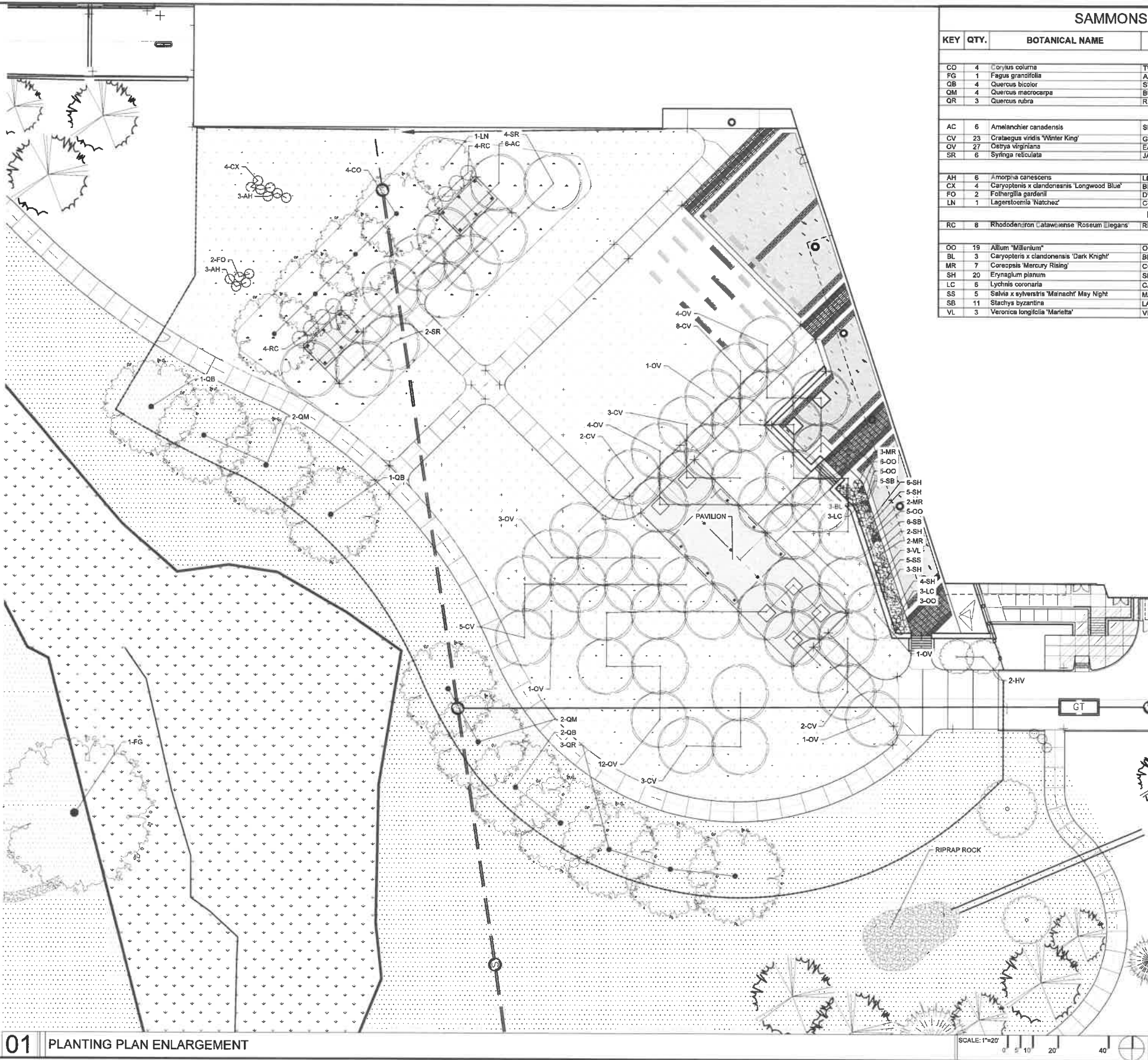
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PLANTING PLAN
GROUND PLANE
TREATMENT

CONFLUENCE PROJECT NO: 16315

L202



SAMMONS L203 PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
CO	4	Corylus columba	TURKISH FILBERT	2" CAL.	B&B	SPECIMEN QUALITY
FG	1	Fagus grandifolia	AMERICAN BEECH	2" CAL.	B&B	SPECIMEN QUALITY
QB	4	Quercus bicolor	SWAMP WHITE OAK	2" CAL.	B&B	SPECIMEN QUALITY
QM	4	Quercus macrocarpa	BUR OAK	2" CAL.	B&B	SPECIMEN QUALITY
QR	3	Quercus rubra	RED OAK	2" CAL.	B&B	SPECIMEN QUALITY
UNDERSTORY TREES						
AC	6	Amelanchier canadensis	SHADBLOW SERVICEBERRY	1 1/2" CAL.	B&B	CLUMP FORM
CV	23	Crataegus viridis 'Winter King'	GREEN HAWTHORN	1 1/2" CAL.	B&B	
OV	27	Ostrya virginiana	EASTERN HOP HORNBEE	1 1/2" CAL.	B&B	
SR	6	Syringa reticulata	JAPANESE TREE LILAC	1 1/2" CAL.	B&B	
DECIDUOUS SHRUBS						
AH	6	Amorpha canescens	LEAD PLANT	#3	CONT.	2'-6" O.C.
CX	4	Caryopteris x clandonensis 'Longwood Blue'	BLUEBEARD	#3	CONT.	4'-0" O.C.
FO	2	Fothergilla gardenii	DWARF FOTHERGILLA	#3	CONT.	4'-0" O.C.
LN	1	Lagerstemia 'Natchez'	CREPE MYRTLE	#3	CONT.	21'-0" O.C.
EVERGREEN SHRUBS						
RC	8	Rhododendron latavense 'Roseum Elegans'	RHODODENDRON 'ROSEUM ELEGANS'	#3	CONT.	6'-0" O.C.
PERENNIALS						
OO	19	Allium 'Millenium'	ORNAMENTAL ONION	#SP4	CONT.	1'-6" TRIANGULAR SPACING
BL	3	Caryopteris x clandonensis 'Dark Knight'	BLUEBEARD	#SP4	CONT.	1'-6" TRIANGULAR SPACING
MR	7	Coreopsis 'Mercury Rising'	COREOPSIS	#SP4	CONT.	1'-6" TRIANGULAR SPACING
SH	20	Eryngium planum	SEA HOLLY	#SP4	CONT.	1'-6" TRIANGULAR SPACING
LC	6	Lychnis coronaria	CATCHFLY	#SP4	CONT.	1'-6" TRIANGULAR SPACING
SS	5	Salvia x sylvestris 'Mainacht' May Night	MAY NIGHT SALVIA	#SP4	CONT.	1'-6" TRIANGULAR SPACING
SB	11	Stachys byzantina	LAMB'S EAR	#SP4	CONT.	1'-6" TRIANGULAR SPACING
VL	3	Veronica longifolia 'Marietta'	VERONICA	#SP4	CONT.	1'-6" TRIANGULAR SPACING

HATCH LEGEND

- EXISTING WETLAND
- TYPE 1 SHORT GRASS
- TYPE 2 TURF SEED MIX
- TYPE 3 NATIVE WETLAND MIX
- TYPE 4 PRAIRIE MIX
- TYPE 5 SHADE PRAIRIE MIX
- TYPE 6 DELOSPERMA 'KELADIS' (DK)
- TYPE 7 CORNUS CANADENSIS
- TYPE 8 MONARDA DIDYMA
- TYPE 9 THYMUS SERPHYLLUM (TY)
- TYPE 10 DELOSPERMA 'JOHN PROFFITT' (DJ)
- TYPE 11 VINCA MINOR
- TYPE 12 ECHINACEA PUPUREA 'SENSATION PINK'
- TYPE 13 COREOPSIS ROSEA
- TYPE 14 MULCH

TREE LEGEND

- OVERSTORY TREE
- LARGE EVERGREEN TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB
- PERENNIAL

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SAMMONS FINANCIAL
GROUP HEADQUARTERS

WEST DES MOINES / IOWA

REVISION SCHEDULE

ISSUE	DATE	DESCRIPTION
01	02/14/2019	SITE PLAN PRELIMINARY PLAT
02	04/10/2019	SITE PLAN PRELIMINARY PLAT
03	05/02/2019	SITE PLAN PRELIMINARY PLAT

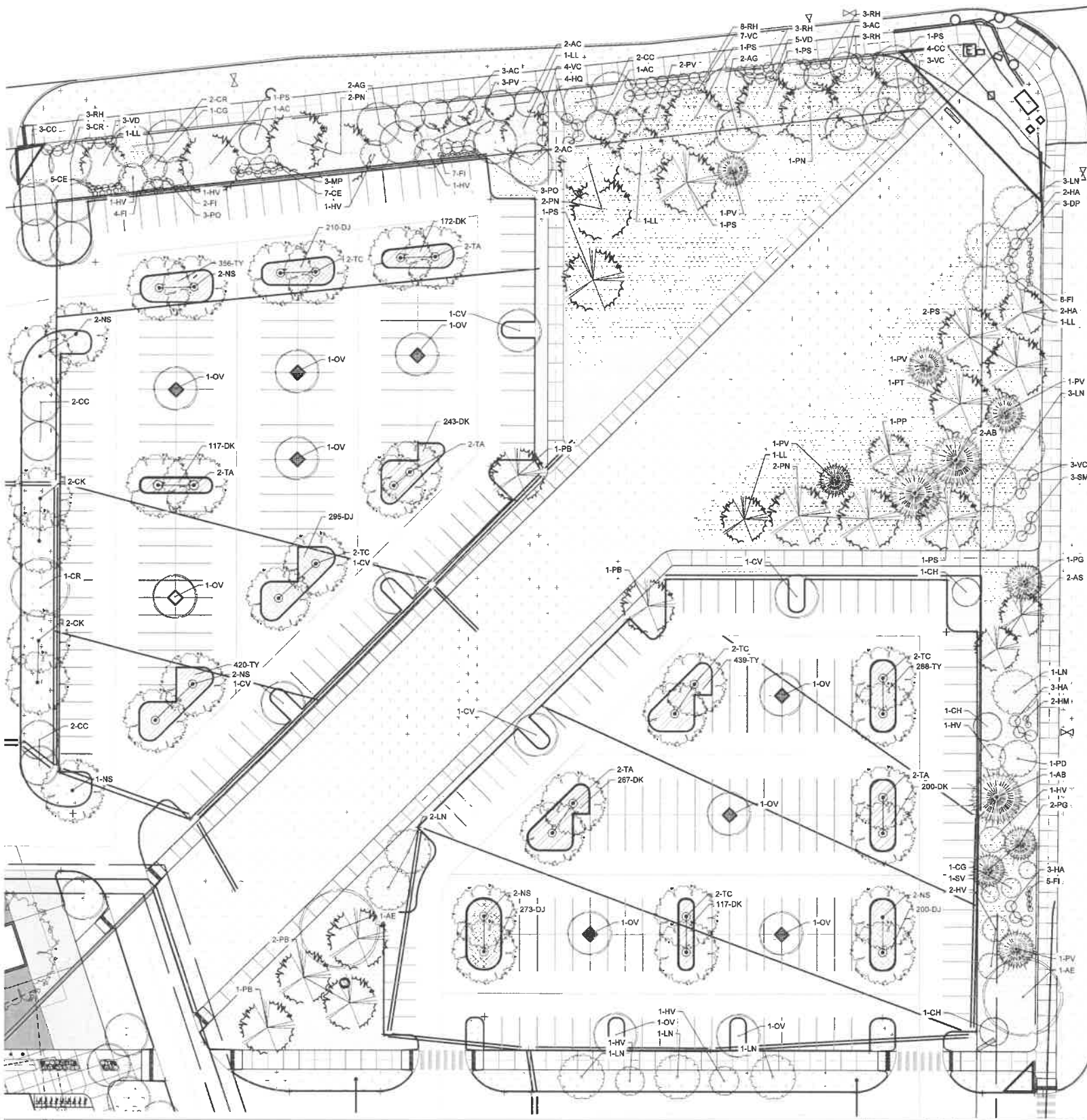
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PLANTING PLAN
ENLARGEMENT

CONFLUENCE PROJECT NO. 18315

L203



01 PLANTING PLAN ENLARGEMENT

SCALE: 1"=30'

SAMMONS L204 PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
OK	4	Cladostis kentukea	YELLOWWOOD	2" CAL.	B&B	SPECIMEN QUALITY
NS	13	Nyssa sylvatica	BLACK TUPELO	2" CAL.	B&B	SPECIMEN QUALITY
TA	10	Tilia americana	AMERICAN LINDEN	2" CAL.	B&B	SPECIMEN QUALITY
TC	8	Tilia cordata	LITTLE-LEAF LINDEN	2" CAL.	B&B	SPECIMEN QUALITY
UNDERSTORY TREES						
AC	12	Amelanchier canadensis	SHADBLOW SERVICEBERRY	1 1/2" CAL.	B&B	CLUMP FORM
AG	4	Acer griseum	PAPERBARK MAPLE	1 1/2" CAL.	B&B	
AE	2	Aesculus glabra	OHIO BUCKEYE	1 1/2" CAL.	B&B	
CC	13	Cercis canadensis	EASTERN REDBUD	1 1/2" CAL.	B&B	CLUMP FORM
CH	3	Chionanthus rastatus	CHINESE FRINGE TREE	1 1/2" CAL.	B&B	
CR	6	Comus kousa	KOUSA DOGWOOD	1 1/2" CAL.	B&B	
CV	6	Crataegus viridis 'Winter King'	GREEN HAWTHORN	1 1/2" CAL.	B&B	
OV	11	Ostrya virginiana	EASTERN HOP HORNBEAM	1 1/2" CAL.	B&B	
EVERGREEN TREES						
AB	3	Abies balsamea	BALSAM FIR	6' HT.	B&B	AS SHOWN ON PLAN
AS	2	Abies concolor	WHITE FIR	6' HT.	B&B	AS SHOWN ON PLAN
LL	6	Larix laricina	LARCH / TAMARACK	6' HT.	B&B	AS SHOWN ON PLAN
PG	3	Picea glauca	WHITE SPRUCE	6' HT.	B&B	AS SHOWN ON PLAN
PB	5	Pinus bungeana	LACEBARK PINE	6' HT.	B&B	AS SHOWN ON PLAN
PN	7	Pinus nigra	AUSTRIAN PINE	6' HT.	B&B	AS SHOWN ON PLAN
PP	1	Pinus ponderosa	PONDEROSA PINE	6' HT.	B&B	AS SHOWN ON PLAN
PS	9	Pinus sylvestris	SCOTCH PINE	6' HT.	B&B	AS SHOWN ON PLAN
PT	1	Pinus strobus	EASTERN WHITE PINE	6' HT.	B&B	AS SHOWN ON PLAN
PV	10	Pinus virginiana	WATTS' GOLDEN PINE / VIRGINIA PINE	6' HT.	B&B	AS SHOWN ON PLAN
DECIDUOUS SHRUBS						
CE	12	Ceanothus americanus	NEW JERSEY TEA SHRUB	#3	CONT.	5'-0" O.C.
CG	2	Cornus coccinea 'Royal Purple'	SMOKEBUSH / SMOKE TREE	#3	CONT.	12'-0" O.C.
DP	3	Dicentra pulchra	LEATHERWOOD	#3	CONT.	6'-0" O.C.
FI	28	Forsythia x intermedia 'Cordata'	BORDER FORTSYTHIA	#3	CONT.	2'-6" O.C.
HV	10	Hamelia virginiana	COMMON WITCH HAZEL	#3	CONT.	20'-0" O.C.
HA	10	Hydrangea arborescens 'Annabelle'	SMOOTH HYDRANGEA	#3	CONT.	6'-0" O.C.
HM	2	Hydrangea macrophylla 'Spike'	BIGLEAF HYDRANGEA	#3	CONT.	5'-0" O.C.
HQ	4	Hydrangea quercifolia	OAKLEAF HYDRANGEA	#3	CONT.	6'-0" O.C.
LN	12	Lagerstroemia 'Natchez'	CREPE MYRTLE	#3	CONT.	21'-0" O.C.
MP	3	Myrica pensylvanica	BAYBERRY	#3	CONT.	10'-0" O.C.
PO	6	Physocarpus opulifolius 'Center Glow'	NINEBARK	#3	CONT.	6'-0" O.C.
SM	3	Syringa meyeri 'Palibin'	LILAC	#3	CONT.	7'-0" O.C.
SV	1	Syringa vulgaris 'Sensation'	COMMON LILAC	#3	CONT.	12'-0" O.C.
VC	17	Viburnum carlesii	KOREANSPICE VIBURNUM	#3	CONT.	7'-0" O.C.
VD	8	Viburnum dentatum 'Christom' - Blue Muffin	ARROWWOOD VIBURNUM	#3	CONT.	4'-0" O.C.
EVERGREEN SHRUBS						
PD	1	Pinus densata 'Umbraculifera'	RED CEDAR	#3	CONT.	25'-0" O.C.
RH	20	Rhododendron PJM	RHODODENDRON PJM	#3	CONT.	7'-0" O.C.
GROUND COVERS						
DJ	878	Delosperma 'John Proffitt'	DELOSPERMA JOHN PROFFITT	#SP4	CONT.	1'-6" TRIANGULAR SPACING
DK	1116	Delosperma 'Kelaids'	DELOSPERMA 'KELAIDS'	#SP4	CONT.	1'-8" TRIANGULAR SPACING
TY	1503	Thymus serpyllum	MOTHER OF THYME	#SP4	CONT.	1'-8" TRIANGULAR SPACING

HATCH LEGEND

- EXISTING WETLAND
- TYPE 1 SHORT GRASS
- TYPE 2 TURF SEED MIX
- TYPE 3 NATIVE WETLAND MIX
- TYPE 4 PRAIRIE MIX
- TYPE 5 SHADE PRAIRIE MIX
- TYPE 6 DELOSPERMA 'KELAIDS' (DK)
- TYPE 7 CORNUS CANADENSIS
- TYPE 8 MONARDA DIDYMA
- TYPE 9 THYMUS SERPHYLLUM (TY)
- TYPE 10 DELOSPERMA 'JOHN PROFFITT' (DJ)
- TYPE 11 VINCA MINOR
- TYPE 12 ECHINACEA PURPUREA 'SENSATION' PINK
- TYPE 13 COREOPSIS ROSEA
- TYPE 14 MULCH

TREE LEGEND

- OVERSTORY TREE
- LARGE EVERGREEN TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB
- PERENNIAL

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WEST DES MOINES / IOWA

REVISION SCHEDULE

ISSUE	DATE	DESCRIPTION
01	03/14/2016	SITE PLAN PRELIMINARY PLAT
02	04/12/2016	SITE PLAN PRELIMINARY PLAT
03	05/24/2016	SITE PLAN PRELIMINARY PLAT

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PLAT

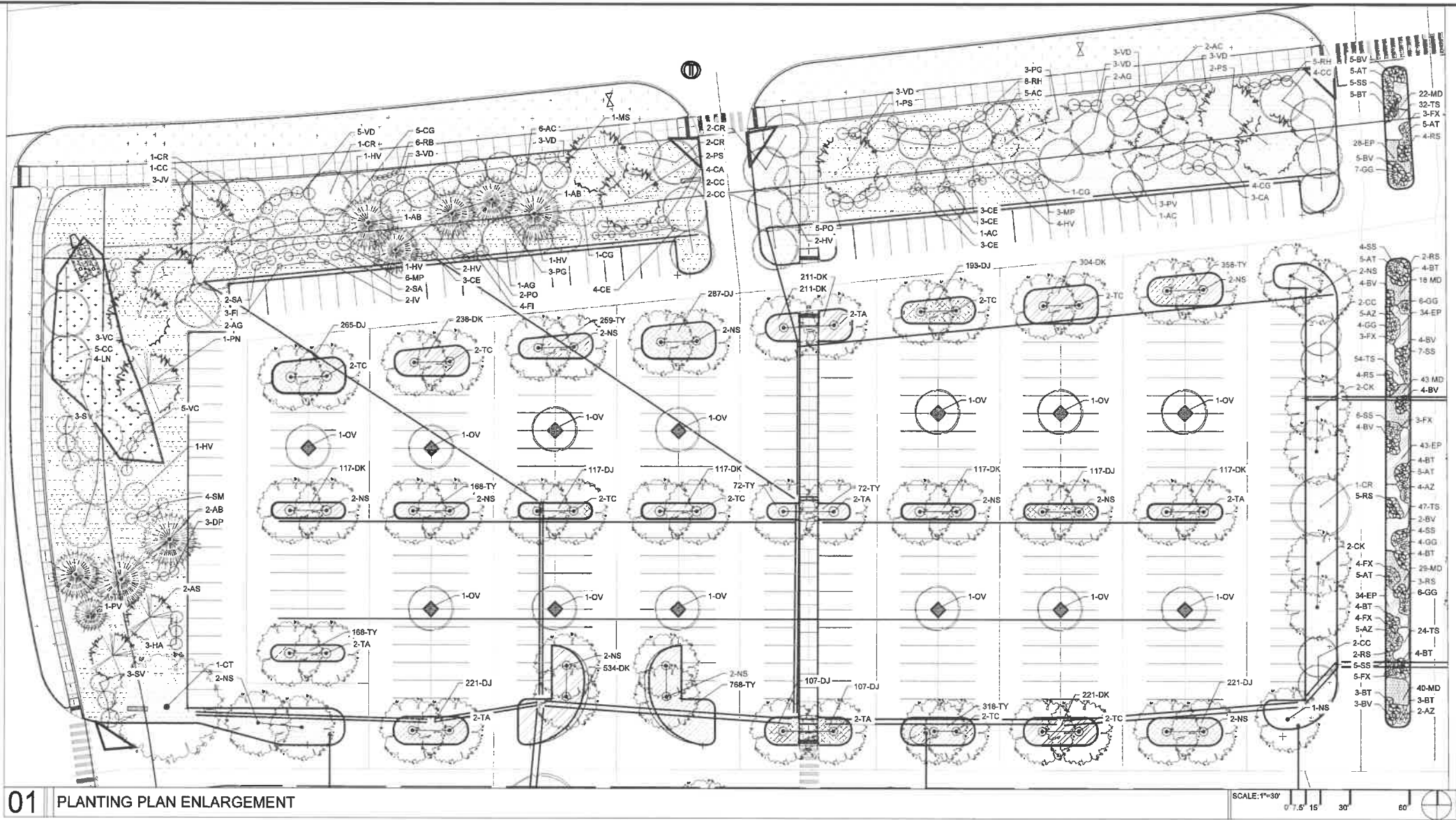
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PLANTING PLAN
ENLARGEMENT

CONFLUENCE PROJECT NO: 18315

L204



01 PLANTING PLAN ENLARGEMENT

SAMMONS L205 PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
CT	1	Catalpa speciosa	NORTHERN CATALPA	2" CAL	B&B	SPECIMEN QUALITY
CK	4	Cedrus deodora	YELLOW CEDAR	2" CAL	B&B	SPECIMEN QUALITY
NS	25	Nyssa sylvatica	BLACK WALNUT	2" CAL	B&B	SPECIMEN QUALITY
TA	12	Tilia americana	AMERICAN LINDEN	2" CAL	B&B	SPECIMEN QUALITY
TC	15	Tilia cordata	LITTLE-LEAF LINDEN	2" CAL	B&B	SPECIMEN QUALITY
UNDERSTORY TREES						
AC	15	Amelanchier canadensis	SHADBLOW SERVICEBERRY	1 1/2" CAL	B&B	CLUMP FORM
AG	5	Acer glabrum	PAPERBARK MAPLE	1 1/2" CAL	B&B	CLUMP FORM
CC	18	Cornus canadensis	EASTERN REDBUD	1 1/2" CAL	B&B	CLUMP FORM
CR	7	Cornus kousa	KOUSA DOGWOOD	1 1/2" CAL	B&B	CLUMP FORM
MS	1	Magnolia stellata	STAR MAGNOLIA	1 1/2" CAL	B&B	CLUMP FORM
OV	13	Ostrya virginiana	EASTERN HOP HORNBEE	1 1/2" CAL	B&B	CLUMP FORM
EVERGREEN TREES						
AB	4	Abies balsamea	BALSAM FIR	6" HT	B&B	AS SHOWN ON PLAN
AS	2	Abies concolor	WHITE FIR	6" HT	B&B	AS SHOWN ON PLAN
JV	3	Juniperus virginiana	RED CEDAR	6" HT	B&B	AS SHOWN ON PLAN
PG	6	Picea canadensis	WHITE SPRUCE	6" HT	B&B	AS SHOWN ON PLAN
PN	1	Pinus nigra	AUSTRIAN PINE	6" HT	B&B	AS SHOWN ON PLAN
PS	5	Pinus strobus	SCOTCH PINE	6" HT	B&B	AS SHOWN ON PLAN
PV	4	Pinus virginiana	WATER'S GOLDEN PINE / VIRGINIA PINE	6" HT	B&B	AS SHOWN ON PLAN
TG	1	Taxus canadensis	CANADIAN HEMLOCK	6" HT	B&B	AS SHOWN ON PLAN
EVERGREEN SHRUBS						
RB	6	Rhododendron glaberrimum	RHODODENDRON AGLO BUBBLEGUM	#3	CONT.	3'-0" O.C.
RH	13	Rhododendron pinnatifidum	RHODODENDRON P.J.M.	#3	CONT.	7'-0" O.C.

SAMMONS L205 PLANT SCHEDULE CONTINUED

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
DECIDUOUS SHRUBS						
CA	7	Celastrus alnifolia	SWEET PEPPERBUSH	#3	CONT.	6'-0" O.C.
CE	15	Ceanothus americanus	NEW JERSEY TEA SHRUB	#3	CONT.	5'-0" O.C.
CG	11	Cornus coccinea 'Royal Purple'	SMOKEBUSH / SMOKEBERRY	#3	CONT.	12'-0" O.C.
DP	3	Dryas palustris	LEATHERWOOD	#3	CONT.	6'-0" O.C.
FI	7	Forsythia x intermedia 'Cordilja'	BORDER FORSYTHIA	#3	CONT.	2'-0" O.C.
HV	12	Hamamelis virginiana	COMMON WITCH HAZEL	#3	CONT.	2'-0" O.C.
HA	3	Hydrangea arborescens 'Annabelle'	SMOOTH HYDRANGEA	#3	CONT.	6'-0" O.C.
IV	2	Ilex verticillata 'Jim Dandy'	WINTERBERRY	#3	CONT.	8'-0" O.C.
LN	4	Lagerströmia speciosa	CREPE MYRTLE	#3	CONT.	21'-0" O.C.
MP	9	Myrica pensylvanica	BAYBERRY	#3	CONT.	10'-0" O.C.
PO	7	Physocarpus opulifolius 'Center Glow'	NINEBARK	#3	CONT.	8'-0" O.C.
SA	4	Symphoricarpos alba	SNOWBERRY	#3	CONT.	6'-0" O.C.
SM	4	Syringa meyeri 'Palibin'	LILAC	#3	CONT.	7'-0" O.C.
SV	6	Syringa vulgaris 'Sensation'	COMMON LILAC	#3	CONT.	12'-0" O.C.
VC	8	Viburnum carlesii	KOREANSPICE VIBURNUM	#3	CONT.	7'-0" O.C.
VD	23	Viburnum dentatum 'Christom' -Blue Muffin	ARROWWOOD VIBURNUM	#3	CONT.	4'-0" O.C.
PERENNIALS						
AZ	15	Aconitum napellus	AZURE MONKSHOOD	#SP4	CONT.	1'-6" TRIANGULAR SPACING
AT	25	Asclepias tuberosa	BUTTERFLY MILKWEED	#SP4	CONT.	1'-6" TRIANGULAR SPACING
BV	31	Basilix x verticillata 'Twilight'	BLUE FALSE INDIGO	#SP4	CONT.	1'-6" TRIANGULAR SPACING
TS	157	Coreopsis rosea	COMMON FOXGLOVE	#SP4	CONT.	1'-6" TRIANGULAR SPACING
FX	22	Digitalis purpurea	COMMON FOXGLOVE	#SP4	CONT.	1'-6" TRIANGULAR SPACING
EP	139	Echinacea purpurea 'Sensation Pink'	SENSATION PINK CONEFLOWER	#SP4	CONT.	1'-6" TRIANGULAR SPACING
GG	27	Gallardia x grandiflora	BLANKET FLOWER	#SP4	CONT.	1'-6" TRIANGULAR SPACING
MD	152	Monarda didyma	BEE BALM	#SP3	CONT.	1'-6" TRIANGULAR SPACING
BT	31	Penstemon digitalis	BEARDTONGUE	#SP4	CONT.	1'-6" TRIANGULAR SPACING
RS	20	Pervoskia atriplicifolia	RUSSIAN SAGE	#SP4	CONT.	1'-6" TRIANGULAR SPACING
SS	31	Salvia x sylvestris 'Mainacht'	MAY NIGHT SALVIA	#SP4	CONT.	1'-6" TRIANGULAR SPACING
GROUND COVERS						
DJ	1635	Delosperma 'John Proffitt'	DELOSPERMA JOHN PROFFITT	#SP4	CONT.	1'-6" TRIANGULAR SPACING
DK	2187	Delosperma 'Kelaids'	DELOSPERMA 'KELAIDS'	#SP4	CONT.	1'-6" TRIANGULAR SPACING
TY	2183	Thymus serpyllum	MOTHER OF THYME	#SP4	CONT.	1'-6" TRIANGULAR SPACING

- HATCH LEGEND**
- EXISTING WETLAND
 - TYPE 1 SHORT GRASS
 - TYPE 2 TURF SEED MIX
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 - TYPE 13 COREOPSIS ROSEA
 - TYPE 14 MULCH
- TREE LEGEND**
- OVERSTORY TREE
 - LARGE EVERGREEN TREE
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01	03/14/2018	SITE PLAN PRELIMINARY PLAT
02	04/12/2018	SITE PLAN PRELIMINARY PLAT
03	05/04/2018	SITE PLAN PRELIMINARY PLAT

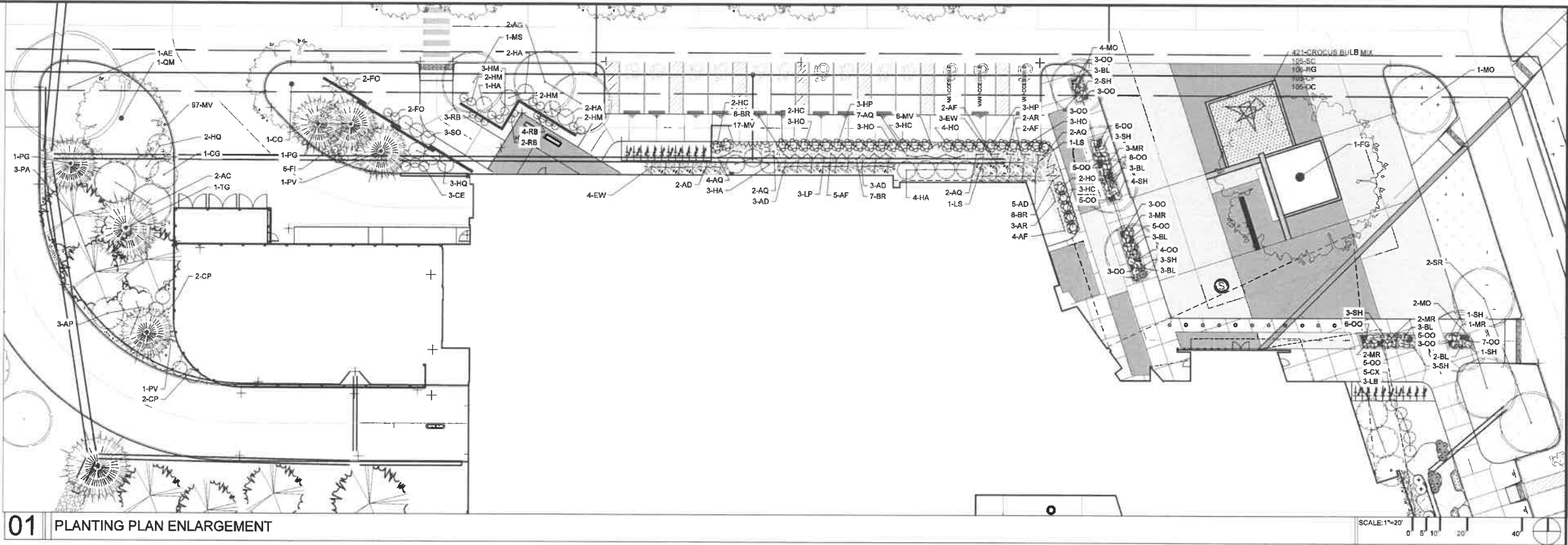
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PLANTING PLAN
ENLARGEMENT

CONFLUENCE PROJECT NO: 18315

L205

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01 PLANTING PLAN ENLARGEMENT

SAMMONS L206 PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
CO	1	Corylus columa	TURKISH FILBERT	2" CAL.	B&B	SPECIMEN QUALITY
FG	1	Fagus grandifolia	AMERICAN BEECH	2" CAL.	B&B	SPECIMEN QUALITY
QM	1	Quercus macrocarpa	BUR OAK	2" CAL.	B&B	SPECIMEN QUALITY
UNDERSTORY TREES						
AC	2	Amelanchier canadensis	SHADBLOW SERVICEBERRY	1 1/2" CAL.	B&B	CLUMP FORM
AG	2	Acer griseum	PAPERBARK MAPLE	1 1/2" CAL.	B&B	
AE	1	Aesculus glabra	OHIO BUCKEYE	1 1/2" CAL.	B&B	
MO	7	Magnolia soulangeana	SAUCER MAGNOLIA	1 1/2" CAL.	B&B	
MS	1	Magnolia stellata	STAR MAGNOLIA	1 1/2" CAL.	B&B	
SR	2	Syringa reticulata	JAPANESE TREE LILAC	1 1/2" CAL.	B&B	
EVERGREEN TREES						
PA	3	Picea abies	NORWAY SPRUCE	6' HT	B&B	AS SHOWN ON PLAN
PG	2	Picea glauca	WHITE SPRUCE	6' HT	B&B	AS SHOWN ON PLAN
PV	2	Pinus virginiana	WATER'S GOLDEN PINE / VIRGINIA PINE	6' HT	B&B	AS SHOWN ON PLAN
TG	1	Tsuga canadensis	CANADIAN HEMLOCK	6' HT	B&B	AS SHOWN ON PLAN
DECIDUOUS SHRUBS						
AP	3	Aesculus parviflora	BOTTLEBRUSH BUCKEYE	#3	CONT.	12'-0" O.C.
CX	5	Caryopteris x clandonensis 'Longwood Blue'	BLUEBEARD	#3	CONT.	4'-0" O.C.
CE	3	Ceanothus americanus	NEW JERSEY TEA SHRUB	#3	CONT.	5'-0" O.C.
CG	1	Cobnus coccogryia 'Royal Purple'	SMOKEBUSH / SMOKETREE	#3	CONT.	12'-0" O.C.
FO	4	Fothergilla gardenii	DWARF FOTHERGILLIA	#3	CONT.	4'-0" O.C.
FI	4	Forsythia x intermedia 'Cordjia'	BORDER FORTSYTHIA	#3	CONT.	2.5'-0" O.C.
HA	12	Hydrangea arborescens 'Annabelle'	SMOOTH HYDRANGEA	#3	CONT.	6'-0" O.C.
HM	9	Hydrangea macrophylla 'Spike'	BIGLEAF HYDRANGEA	#3	CONT.	5'-0" O.C.
HQ	5	Hydrangea quercifolia	OAKLEAF HYDRANGEA	#3	CONT.	8'-0" O.C.
LB	3	Lindera benzoin	SPICEBUSH	#3	CONT.	12'-0" O.C.
SO	3	Symphoricarpos orbiculatus	CORALBERRY	#3	CONT.	8'-0" O.C.
EVERGREEN SHRUBS						
CP	4	Chamaecyparis pisifera 'Filifera Aurea'	JAPANESE FALSECYPRESS	#3	CONT.	7'-0" O.C.
RS	9	Rhododendron 'Bubblegum'	RHODODENDRON AGLO BUBBLEGUM	#3	CONT.	3'-0" O.C.
PERENNIALS						
OO	74	Allium 'Millenium'	ORNAMENTAL ONION	#SP4	CONT.	1'-6" TRIANGULAR SPACING
AQ	26	Aquilegia canadensis	COLUMBINE	#1	CONT.	1'-6" TRIANGULAR SPACING
AD	15	Arnus dioicus	GOATS BEARD	#1	CONT.	1'-6" TRIANGULAR SPACING
BR	23	Astilbe 'Burgundarra'	ASTILBE BURGUNDY RED	#1	CONT.	1'-6" TRIANGULAR SPACING
AF	16	Astilbe 'Fedraes'	ASTILBE FEATHER LAKE	#1	CONT.	1'-6" TRIANGULAR SPACING
AR	8	Astilbe 'Rheinland'	ASTILBE RHEINLAND	#1	CONT.	1'-6" TRIANGULAR SPACING
BL	17	Caryopteris x clandonensis 'Dark Knight'	BLUEBEARD	#SP4	CONT.	1'-6" TRIANGULAR SPACING
MR	11	Coreopsis 'Mercury Rising'	COREOPSIS	#SP4	CONT.	1'-6" TRIANGULAR SPACING
SH	20	Erynagium planum	SEA HOLLY	#SP4	CONT.	1'-6" TRIANGULAR SPACING
HC	10	Heuchera 'Caramel'	CORAL BELLS 'CARAMEL'	#1	CONT.	1'-6" TRIANGULAR SPACING
HO	15	Heuchera 'Obsidian'	CORAL BELLS	#1	CONT.	1'-6" TRIANGULAR SPACING
HP	3	Hosta 'Pineapple Upside Down Cake'	HOSTA PINEAPPLE UPSIDE DOWN CAKE	#1	CONT.	1'-6" TRIANGULAR SPACING
EW	7	Hosta 'Empress Wu'	HOSTA EMPRESS WU	#1	CONT.	1'-6" TRIANGULAR SPACING
LS	2	Lamprocarpos spectabilis	BLEEDING HEART	#1	CONT.	1'-6" TRIANGULAR SPACING
LP	3	Ugularia 'The Rocket'	LEOPARD PLANT	#1	CONT.	1'-6" TRIANGULAR SPACING
BULBS						
MV	120	Merlensia virginica	VIRGINIA BLUEBELLS			

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 - TYPE 14 MULCH

- TREE LEGEND
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 - LARGE EVERGREEN TREE
 - EVERGREEN TREE
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 - PERENNIAL

CONFLUENCE

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SAMMONS FINANCIAL
GROUP HEADQUARTERS
WEST DES MOINES / IOWA

REVISION SCHEDULE		
ISSUE	DATE	DESCRIPTION
01	03/14/2019	SITE PLAN PRELIMINARY PLAT
02	04/12/2019	SITE PLAN PRELIMINARY PLAT
03	05/04/2019	SITE PLAN PRELIMINARY PLAT

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SITE PLAN /
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PLANTING PLAN
ENLARGEMENT
CONFLUENCE PROJECT NO: 18315
L206

L207



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01 PLANTING PLAN ENLARGEMENT

SCALE: 1"=40'

SAMMONS L208 PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
CT	3	Catalpa speciosa	NORTHERN CATALPA	2" CAL.	B&B	SPECIMEN QUALITY
CL	6	Callis Occidentalis	COMMON HACKBERRY	2" CAL.	B&B	SPECIMEN QUALITY
PL	7	Platanus occidentalis	AMERICAN SYCAMORE	2" CAL.	B&B	SPECIMEN QUALITY
UNDERSTORY TREES						
AE	2	Aesculus glabra	OHIO BUCKEYE	1 1/2" CAL.	B&B	
CC	3	Cercis Canadensis	EASTERN REDBUD	1 1/2" CAL.	B&B	CLUMP FORM
EVERGREEN TREES						
AB	6	Abies balsamea	BALSAM FIR	6' HT	B&B	AS SHOWN ON PLAN
AS	3	Abies concolor	WHITE FIR	6' HT	B&B	AS SHOWN ON PLAN
JV	1	Juniperus virginiana	RED CEDAR	6' HT	B&B	AS SHOWN ON PLAN
LL	4	Larix laricina	LARCH / TAMARACK	6' HT	B&B	AS SHOWN ON PLAN
PA	11	Picea abies	NORWAY SPRUCE	6' HT	B&B	AS SHOWN ON PLAN
PG	6	Picea glauca	WHITE SPRUCE	6' HT	B&B	AS SHOWN ON PLAN
PI	6	Picea omorika	SERBIAN SPRUCE	6' HT	B&B	AS SHOWN ON PLAN
PB	6	Pinus bungeana	LACEBARK PINE	6' HT	B&B	AS SHOWN ON PLAN
PN	10	Pinus nigra	AUSTRIAN PINE	6' HT	B&B	AS SHOWN ON PLAN
PP	13	Pinus ponderosa	PONDEROSA PINE	6' HT	B&B	AS SHOWN ON PLAN
PS	1	Pinus sylvestris	SCOTCH PINE	6' HT	B&B	AS SHOWN ON PLAN
PT	6	Pinus strobus	EASTERN WHITE PINE	6' HT	B&B	AS SHOWN ON PLAN
PV	3	Pinus virginiana	WATER'S GOLDEN PINE / VIRGINIA PINE	6' HT	B&B	AS SHOWN ON PLAN
TD	4	Taxodium distichum	BALD CYPRESS	6' HT	B&B	AS SHOWN ON PLAN
TG	1	Tsuga canadensis	CANADIAN HEMLOCK	6' HT	B&B	AS SHOWN ON PLAN
DECIDUOUS SHRUBS						
AH	6	Amorpha canescens	LEAD PLANT	#3	CONT.	2'-6" O.C.
CU	7	Cephalanthus occidentalis	BUTTONBUSH	#3	CONT.	6'-0" O.C.
CG	3	Cornus coggygia 'Royal Purple'	SMOKEBUSH / SMOKETREE	#3	CONT.	12'-0" O.C.
DP	20	Dirca palustris	LEATHERWOOD	#3	CONT.	6'-0" O.C.
HV	7	Hamelis virginiana	COMMON WITCH HAZEL	#3	CONT.	20'-0" O.C.
LN	5	Lagerstera 'Natchez'	CREPE MYRTLE	#3	CONT.	21'-0" O.C.
LB	3	Linda benzoin	SPICEBUSH	#3	CONT.	12'-0" O.C.
EVERGREEN SHRUBS						
CP	14	Chamaecyparis pisifera 'Filifera Aurea'	JAPANESE FALSECYPRESS	#3	CONT.	7'-0" O.C.
PD	10	Pinus densiflora 'Umbraculifera'	RED CEDAR	#3	CONT.	25'-0" O.C.

- HATCH LEGEND

 - EXISTING WETLAND
 - TYPE 1 SHORT GRASS
 - TYPE 2 TURF SEED MIX
 - TYPE 3 NATIVE WETLAND MIX
 - TYPE 4 PRAIRIE MIX
 - TYPE 5 SHADE PRAIRIE MIX
 - TYPE 6 DELOSPERMA 'KELAIIDS' (DK)
 - TYPE 7 CORNUS CANADENSIS
 - TYPE 8 MONARDA DIDYMA
 - TYPE 9 THYMUS SERPHYLLUM (TY)
 - TYPE 10 DELOSPERMA 'JOHN PROFFITT' (DJ)
 - TYPE 11 VINCA MINOR
 - TYPE 12 ECHINACEA PUPUREA 'SENSATION PINK'
 - TYPE 13 COREOPSIS ROSEA
 - TYPE 14 MULCH
- TREE LEGEND

 - OVERSTORY TREE
 - LARGE EVERGREEN TREE
 - EVERGREEN TREE
 - UNDERSTORY TREE
 - SHRUB
 - PERENNIAL

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GROUP HEADQUARTERS
WEST DES MOINES / IOWA

REVISION SCHEDULE

ISSUE	DATE	DESCRIPTION
01	03/14/2015	SITE PLAN/PRELIMINARY PLAN
02	04/12/2015	SITE PLAN/PRELIMINARY PLAN
03	05/21/2015	SITE PLAN/PRELIMINARY PLAN

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SITE PLAN /
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PLAN

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PLANTING PLAN
ENLARGEMENT

CONFLUENCE PROJECT NO: 18315

L208



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**SAMMONS
FINANCIAL GROUP
CORPORATE
HEADQUARTERS**
MILLS CIVIC PARKWAY
WEST DES MOINES, IA

**KDC REAL ESTATE
DEVELOPMENT &
INVESTMENTS**

ISSUANCE

SITE PLAN SUBMITTAL
06/14/2019

PRINCIPAL SH
DESIGNER KV

REVISIONS

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18082

OVERALL ELEVATIONS

A-200

MASONRY VENEER

MV-01 MODULAR SIZE BRICK VENEER (RUNNING BOND) ON PRECAST
MANUFACTURER: ENCIOTT OR EQUIVALENT
PANEL COLOR: DARK IRONSPOT
FINISH: SMOOTH

ARCHITECTURAL PRECAST

PC-01 MANUFACTURER: ENTERPRISE
PANEL COLOR: MATCH PPG 1008-2 "STORMS COMING"
FINISH: ACID ETCH

GLASS SYSTEMS

GAWS-01 4-WAY BUTT-GLAZED CURTAIN WALL WITH HIGH EFFICIENCY GLASS. (STAIR GLASS)
MANUFACTURER: KAWNEER "PG 2500 WALL" WITH VIRACON GLASS OR EQUIVALENT
MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"

GAWS-02 FULLY CAPTURED RIBBON WINDOW WITH HIGH EFFICIENCY GLASS.
(PUNCH WINDOWS WITHIN GRIDS) STANDARD 1" MULLION CAPS FOR ALL
HORIZONTALS, EDGE VERTICALS. 3" MULLION CAP EXTENSIONS AS NOTED.
MANUFACTURER: KAWNEER "2250 10" WITH VIRACON VRS19-38 OR EQUIVALENT.
MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"

GAWS-03 4-WAY BUTT-GLAZED GLASS SYSTEM WITH HIGH EFFICIENCY GLASS. (LOBBY)
MANUFACTURER: TBD WITH VIRACON VRS19-38 AS BASIS OF DESIGN.
MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"

METAL PANEL

AMP-01 ALUMINUM COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: CENTRIA OR EQUIVALENT
COLOR: UC105708LB "GRAPHITE GRAY"
FINISH: PPG DURANAR

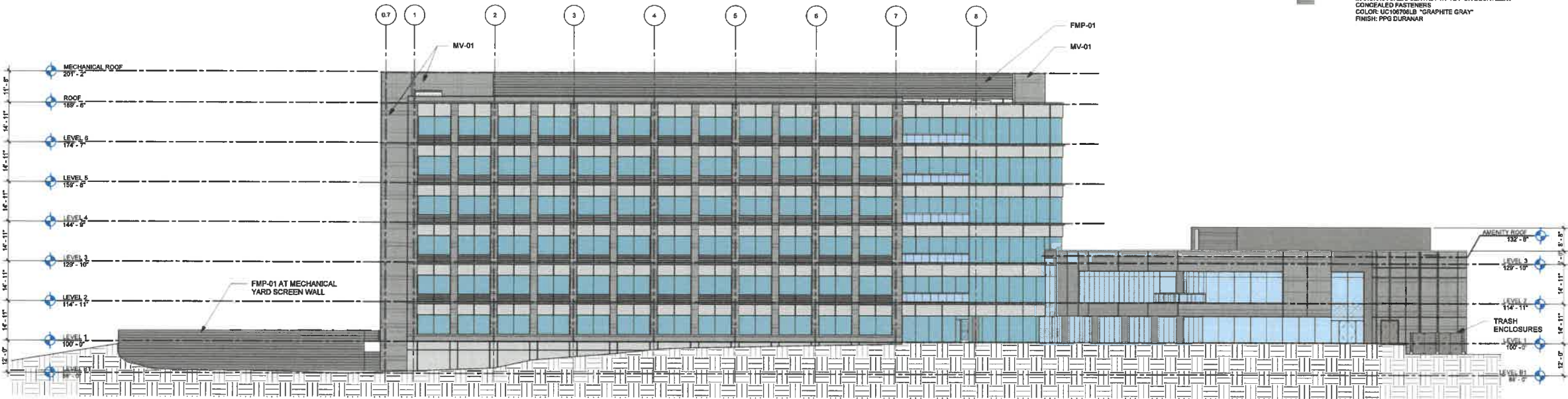
CMP-01 INSULATED COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: CENTRIA "FORMAWALL FWD5" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: UC105708LB "GRAPHITE GRAY"
FINISH: PPG DURANAR

CMP-02 INSULATED COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: ALUCOBOND "MURAL" SERIES OR EQUIVALENT
CONCEALED FASTENERS
COLOR: CHESTNUT

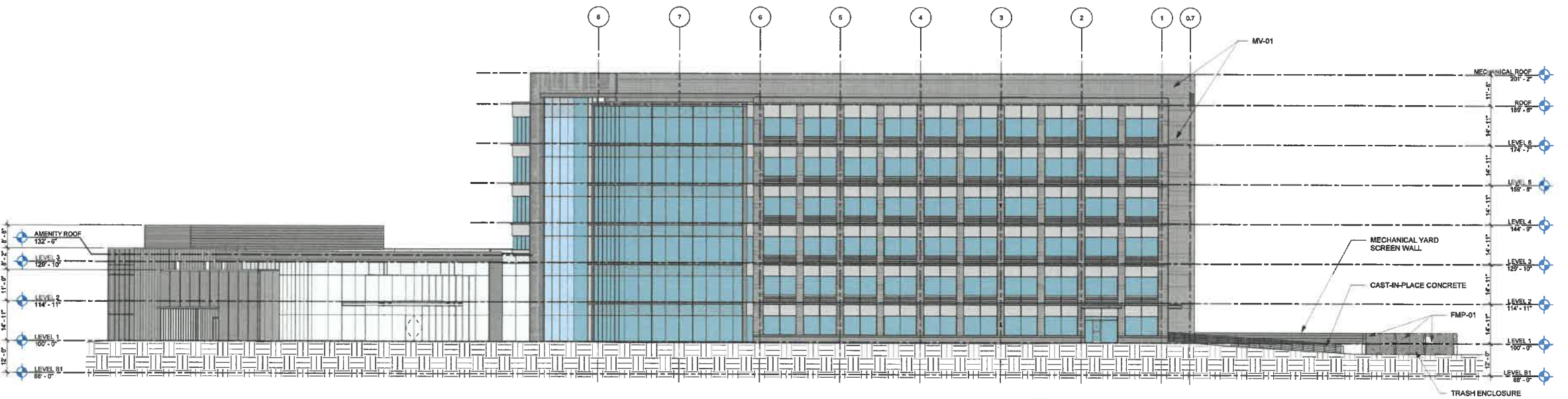
CMP-03 INSULATED COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: CENTRIA "FORMAWALL FWD5" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: UC21595XL "MEDIUM GRAY"
FINISH: PPG DURANAR

FMP-01 FORMED METAL WALL PANEL SYSTEM
MANUFACTURER: CENTRIA "TW-104" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: TO MATCH MV-01 ON TOWER
FINISH: PPG DURANAR

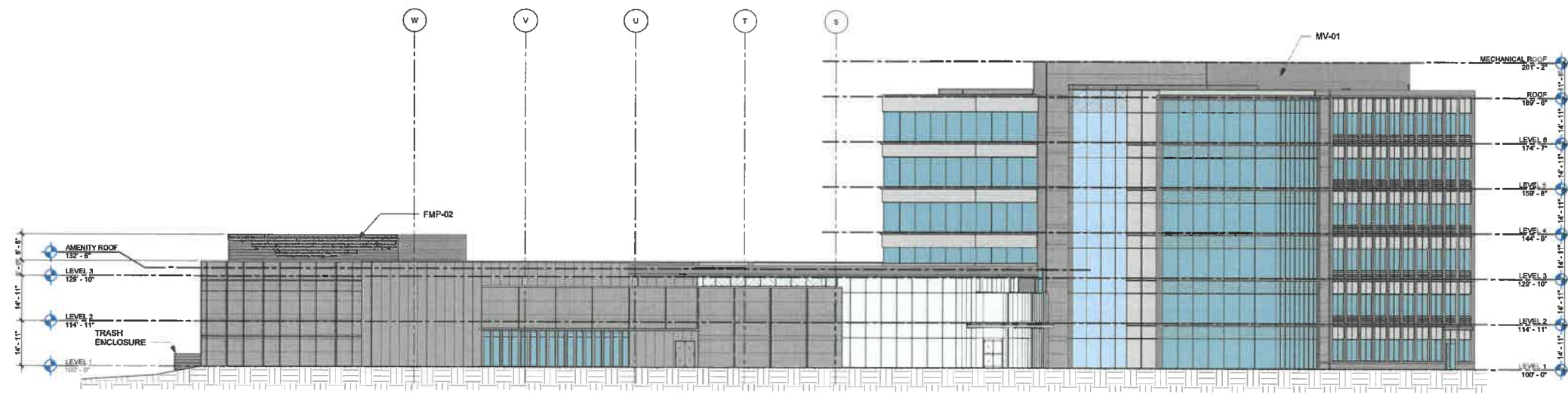
FMP-02 FORMED METAL WALL PANEL SYSTEM
MANUFACTURER: CENTRIA "TW-104" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: UC105708LB "GRAPHITE GRAY"
FINISH: PPG DURANAR



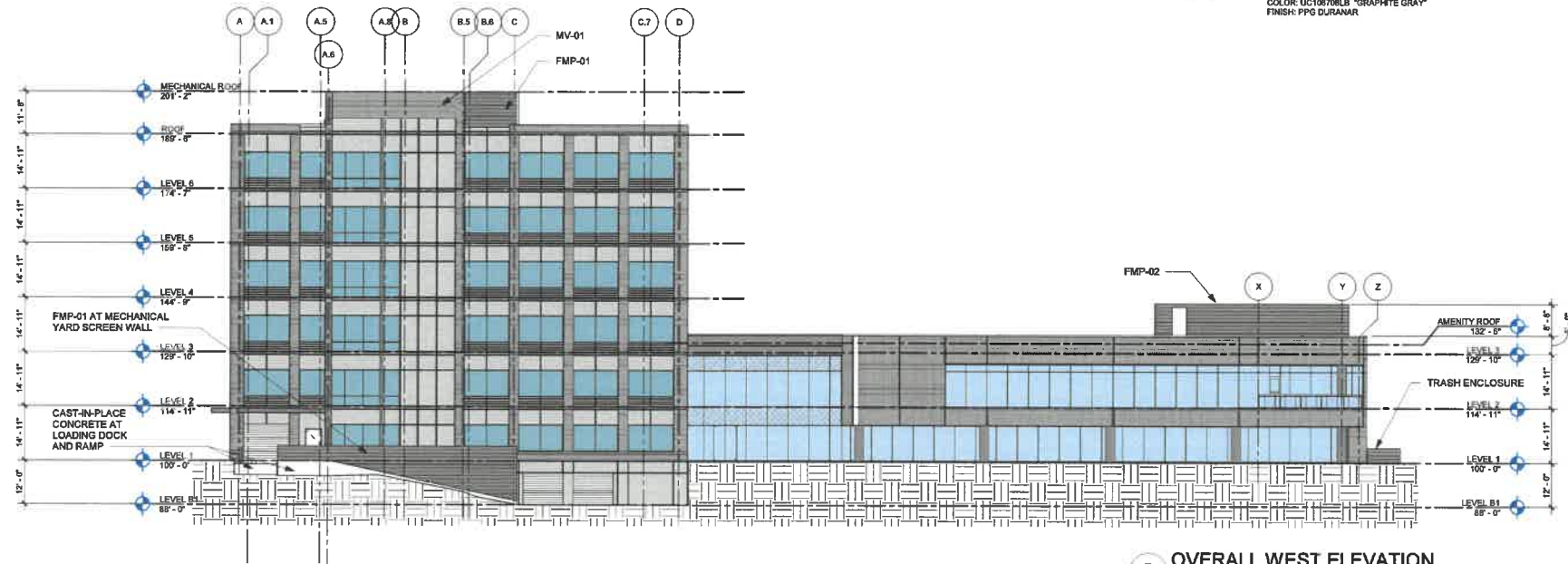
2 OVERALL SOUTH ELEVATION
SCALE: 1" = 20'-0"



1 OVERALL NORTH ELEVATION
SCALE: 1" = 20'-0"



1 OVERALL EAST ELEVATION
SCALE: 1" = 20'-0"



2 OVERALL WEST ELEVATION
SCALE: 1" = 20'-0"

- MASONRY VENEER**
- MV-01 MODULAR SIZE BRICK VENEER (RUNNING BOND) ON PRECAST MANUFACTURER: ENDICOTT OR EQUIVALENT PANEL COLOR: DARK IRONSPOT FINISH: SMOOTH
- ARCHITECTURAL PRECAST**
- PC-01 MANUFACTURER: ENTERPRISE PANEL COLOR: MATCH PPG 1008-2 "STORMS COMING" FINISH: ACID ETCH
- GLASS SYSTEMS**
- GAWS-01 4-WAY BUTT-GLAZED CURTAIN WALL WITH HIGH EFFICIENCY GLASS. (STAIR GLASS) MANUFACTURER: KAWNEER "PG 2500 WALL" WITH VIRACON GLASS OR EQUIVALENT MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"
 - GAWS-02 FULLY CAPTURED RIBBON WINDOW WITH HIGH EFFICIENCY GLASS. (PUNCH WINDOWS WITHIN GRIDS) STANDARD 1" MULLION CAPS FOR ALL HORIZONTALS, EDGE VERTICALS. 3" MULLION CAP EXTENSIONS AS NOTED. MANUFACTURER: KAWNEER "2230 IG" WITH VIRACON VRE18-38 OR EQUIVALENT. MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"
 - GAWS-03 4-WAY BUTT-GLAZED GLASS SYSTEM WITH HIGH EFFICIENCY GLASS. (LOBBY) MANUFACTURER: TBD WITH VIRACON VE1-2M AS BASIS OF DESIGN. MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"

- METAL PANEL**
- AMP-01 ALUMINUM COMPOSITE METAL PANEL SYSTEM MANUFACTURER: CENTRIA "FORMAWALL FWD8" OR EQUIVALENT COLOR: UC106708LB "GRAPHITE GRAY" FINISH: PPG DURANAR
 - CMP-01 INSULATED COMPOSITE METAL PANEL SYSTEM MANUFACTURER: CENTRIA "FORMAWALL FWD8" OR EQUIVALENT CONCEALED FASTENERS COLOR: UC106708LB "GRAPHITE GRAY" FINISH: PPG DURANAR
 - CMP-02 INSULATED COMPOSITE METAL PANEL SYSTEM MANUFACTURER: ALUCOBOND "Metal" SERIES OR EQUIVALENT CONCEALED FASTENERS COLOR: CHESTNUT
 - CMP-03 INSULATED COMPOSITE METAL PANEL SYSTEM MANUFACTURER: CENTRIA "FORMAWALL FWD8" OR EQUIVALENT CONCEALED FASTENERS COLOR: UC0168SL "MEDIUM GRAY" FINISH: PPG DURANAR
 - FMP-01 FORMED METAL WALL PANEL SYSTEM MANUFACTURER: CENTRIA "TW-10A" OR EQUIVALENT CONCEALED FASTENERS COLOR: TO MATCH MV-01 ON TOWER FINISH: PPG DURANAR
 - FMP-02 FORMED METAL WALL PANEL SYSTEM MANUFACTURER: CENTRIA "TW-10A" OR EQUIVALENT CONCEALED FASTENERS COLOR: UC106708LB "GRAPHITE GRAY" FINISH: PPG DURANAR

**SAMMONS
FINANCIAL GROUP
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MILLS CIVIC PARKWAY
WEST DES MOINES, IA

**KDC REAL ESTATE
DEVELOPMENT &
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ISSUANCE

SITE PLAN SUBMITTAL
06/14/2019

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DESIGNER KV

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PROJECT NUMBER
18082

OVERALL ELEVATIONS

A-201